12 Beta Road, Chobham, GU24 8PX

£650,000

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A beautifully presented, modern detached home, built in 2007 and ideally positioned within walking distance of Chobham Village, offering a generous combined living/dining room, rear south-facing garden, garage and off-street parking.

Tucked away in one of Chobham's sought-after residential roads, this stylish home offers well-proportioned and versatile accommodation. The ground floor features a front-facing kitchen and particularly generous combined lounge and dining room, providing a bright and sociable space for relaxing and entertaining, with a hallway and downstairs WC completing this level.

Upstairs, there are three well-proportioned bedrooms, all benefiting from fitted wardrobes. Bedroom one further benefits from an en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

To the rear, the south-facing garden is a particular feature, with a paved patio leading onto a good-sized lawn, mature planting, colourful borders and a charming pergola, creating an attractive setting for outdoor dining and entertaining.

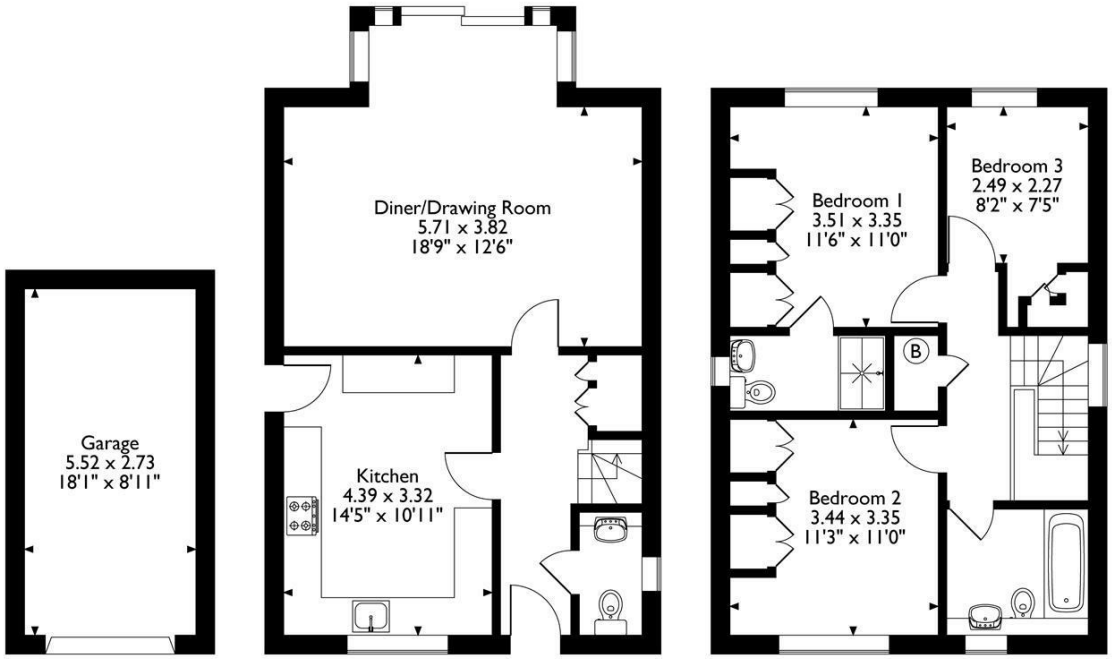
The property further benefits from a separate garage and off-street parking, providing excellent practicality and valuable additional storage.

Location is another major attraction, with Chobham Village within easy walking distance, offering an excellent selection of independent shops, cafés, restaurants and popular pubs. Chobham Common is also close by, providing miles of open countryside and woodland walks.

The property is well positioned for access to Woking, Guildford and the wider road network, with the M3 and M25 easily accessible. Woking mainline station is also within easy reach, providing regular services to London Waterloo in approximately 45 minutes.

Floor Plan

12, Beta Road, Chobham, Woking, Surrey
Approximate Gross Internal Area
Main House = 100 Sq M/1077 Sq Ft
Garage = 15 Sq M/161 Sq Ft
Total = 115 Sq M/1238 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Features

- Attractive Detached Family Home
- 3 Bedrooms / 2 Bathrooms
- Spacious Living Dining Room
- Beautifully Landscaped South Facing Garden
- Garage & Driveway Parking
- Walking Distance to Village

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Tenure - Freehold Council Tax Band - F

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