



{ WESTWOOD ROAD, WINDLESHAM GU20
£6,250 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Westwood Road, Windlesham
GU20

£6,250 Per Month
Unfurnished

 4 Bedrooms
 4 Bathrooms
 4 Receptions

Features

- Four bedrooms. all en-suite, - Three reception rooms, - Kitchen/breakfast room,
- Separate utility room, - Conservatory, - Gated drive & double garage, - Private grounds, - Council tax band H

Council Tax

Council Tax Band H

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{ FAMILY HOME...

The Property

A well-presented detached home spread over two floors with an entrance hall, separate living room and dining room, family room/study and large open-plan kitchen/breakfast room which leads onto the conservatory. In addition to this is a downstairs cloakroom and utility room which give internal access to the garage. To the first floor the main bedroom benefits from built-in wardrobes and an en-suite bathroom with separate shower. There are three further double bedrooms all en-suite. Externally the property is approached from the road, via a private lane, to the electronically operated gates. Beyond the gates, there is ample driveway parking, a double garage and pleasant gardens which surround the property.

Outside

The house is approached from the road via a private lane, to the electronically operated gates. There is sweeping driveway providing ample parking and leads to the double garage. The mature and established grounds surround the property.

Location

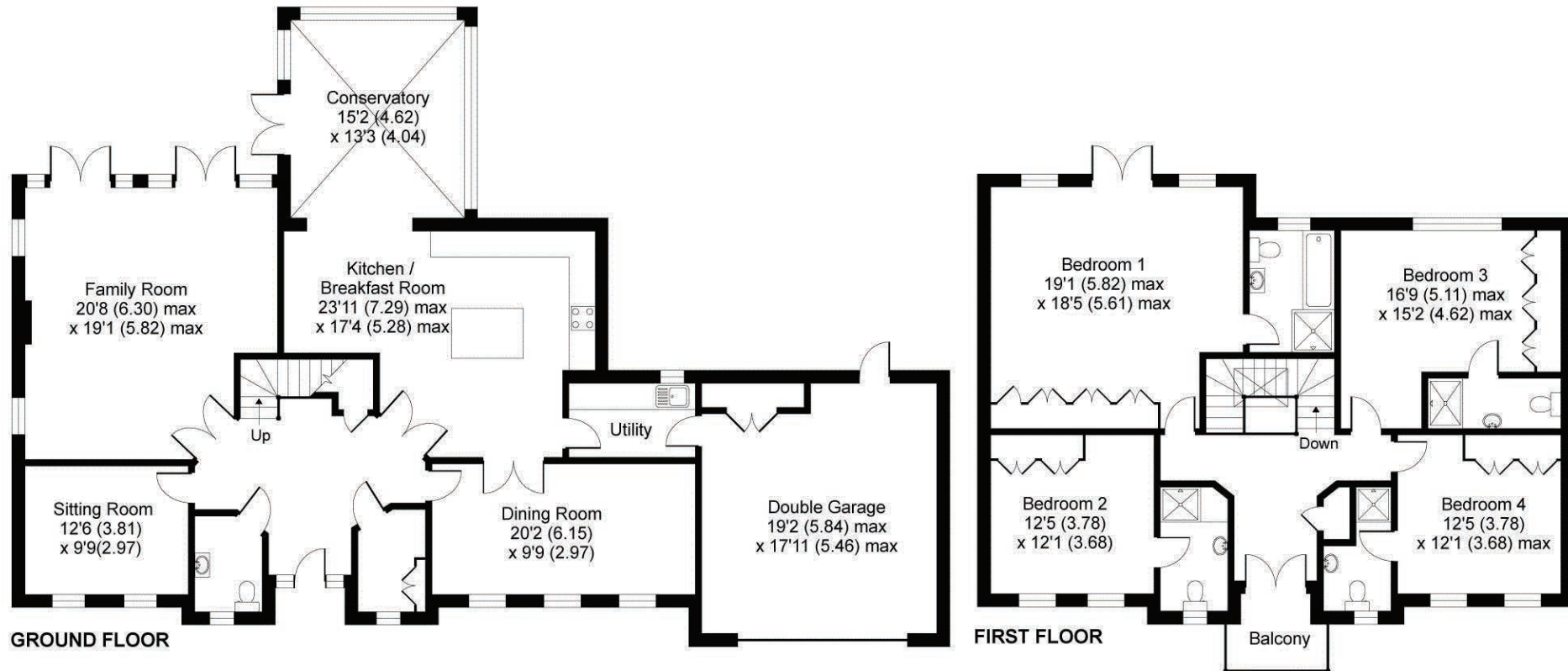
The property is conveniently located for Windlesham and Sunningdale village centres, with a variety of shops and restaurants. Sunningdale station provides direct rail links to London (Waterloo) in approximately 50 minutes, with the M3, M4 and M25 motorways being easily accessible.



Westwood Road, Windlesham, GU20

Approximate Area = 3265 sq ft / 303.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hamptons Country Lettings. REF: 685651

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

