



London Road, Windlesham

£1,000,000



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Forming part of a converted manor house and retaining many character features this lovely four double bedroom property also has the benefit of a large mature south facing rear garden and a double garage.

FEATURES

- Character property
- Approx. 1812 sq. ft excluding garage
- Accommodation over three floors
- Easy access to junction 3 of the M3
- Short drive to Sunningdale train station
- Gas central heating

ACCOMMODATION

- Entrance hall
- Downstairs cloakroom
- Kitchen/breakfast room
- Two reception rooms
- Conservatory
- Four bedrooms
- Family bathroom

OUTSIDE

- Double garage
- Driveway parking
- South east facing rear garden with terrace
- Additional patio area

EPC RATING

D

LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band F





London Road

Approximate Gross Internal Area 168.40 sq m / 1812.64 sq ft
(Excluding Garage)

Garage Area 27.08 sq m / 291.48 sq ft

Total Area 195.48 sq m / 2104.12 sq ft (Including Garage)



Illustration for identification purposes only,
measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU20 6PJ**



NEWTON ROWE
SALES & LETTINGS

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