



NEWTON | ROWE  
SALES & LETTINGS



Cooper Road, Windlesham

**£2,750 PCM**



## Cooper Road, Windlesham

*Extended four bedroom family home in Windlesham with impressive kitchen/dining/family room just a short walk from local shops and the Field of Remembrance playing fields.*

### FEATURES

Short walk to village shops  
Gas central heating  
Double glazing  
Easy access to junction 3 of the M3

### ACCOMODATION

Entrance hall  
Open plan living room  
Stunning open plan kitchen/dining/family room  
Bi-fold doors opening onto the patio and garden  
Study  
Utility room  
Downstairs cloakroom  
Four bedrooms  
Family bathroom

### OUTSIDE

Driveway parking  
Garage  
Garden with large patio area

### FURNISHED/UNFURNISHED

Unfurnished

### AVAILABLE

Immediately

### COUNCIL TAX

Surrey Heath Borough Council – Band F

### DEPOSIT PAYBALE

£3,170

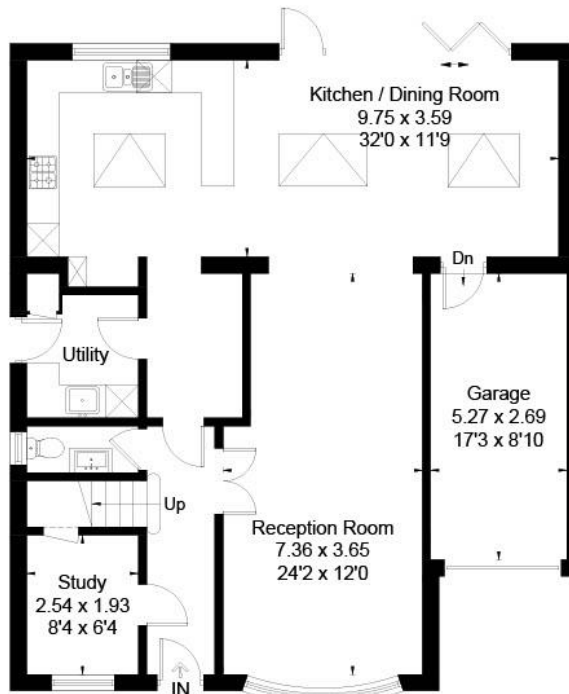
### EPC RATING

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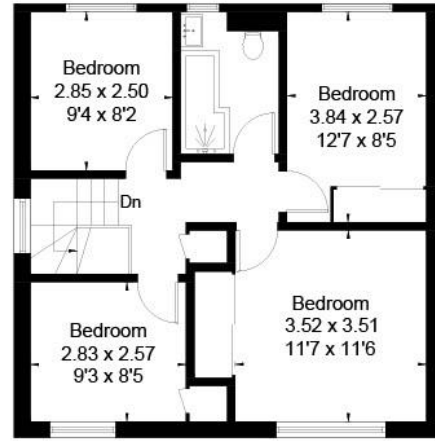




Approximate Area = 160.7 sq m / 1730 sq ft (Including Garage)  
Including Limited Use Area (1.0 sq m / 11 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 322736

**Disclaimer:** We wish to inform prospective tenants 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. Tenant fees apply, see our notification of tenant costs.

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



The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF  
enquiries@newtonrowe.co.uk | 01276 986900