



Broadway Road, Windlesham

£900,000  
Offer in Excess of





## Broadway Road, Windlesham GU20 6BZ

Situated on a private gated plot of around 0.69 acres and situated at the end of a long sweeping driveway in a private setting with over 3000 sq. ft of accommodation including the garage. No onward chain.

### FEATURES

- No onward chain
- Scope to extend/enlarge subject to planning
- Around 0.69 acres
- Private setting
- Large frontage with long sweeping driveway
- Electric gates
- Log burner

### ACCOMODATION

- Six bedrooms
- Three bathrooms
- Three reception rooms
- Modern fitted kitchen/dining room
- Utility room

### OUTSIDE

- Large front garden
- Detached double garage
- Rear garden

### LOCAL AUTHORITY/COUNCIL TAX

Surrey heath – Band G

### EPC RATING

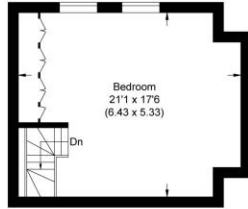
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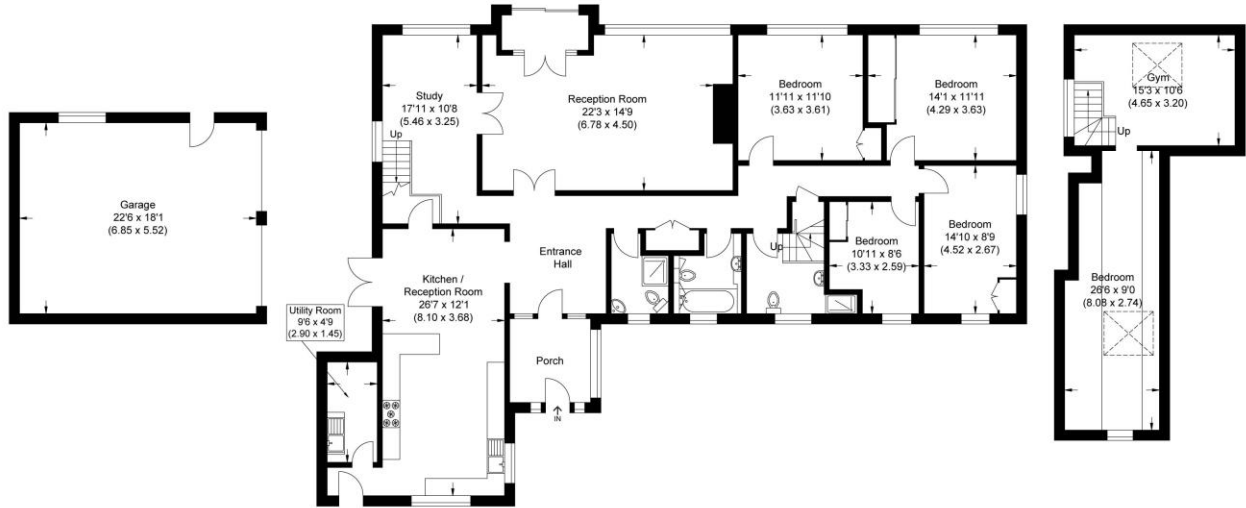






Approximate Gross Internal Area  
246.30 sq m / 2651.15 sq ft  
(Excludes Garage)  
Garage Area 37.81 sq m / 406.98 sq ft  
Total Area 284.11 sq m / 3058.13 sq ft

First Floor

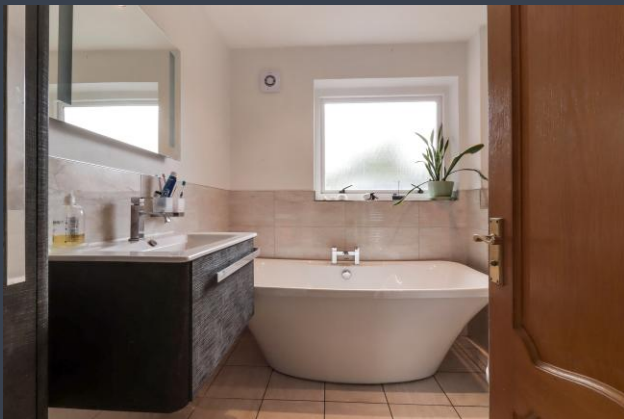


Ground Floor

First Floor

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.



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