



Updown Hill, Windlesham

Offers in excess of **£450,000**



3 Updown Hill, Windlesham GU20 6AF

A three bedroom semi detached house located conveniently right in the heart of Windlesham village opposite local shops. The property has a garage to the rear, a conservatory and is offered for sale with no onward chain.

FEATURES

- No onward chain
- Central village location
- Opposite local shops inc. bakers, butchers and pharmacy
- Semi detached
- Gas central heating
- Modern kitchen and bathroom

ACCOMODATION

- Covered entrance porch
- Sitting room
- Kitchen/dining area
- Three bedrooms
- Bathroom
- Conservatory

OUTSIDE

- Garage
- Front side and rear gardens
- Shed

EPC RATING

C

LOCAL AUTHORITY

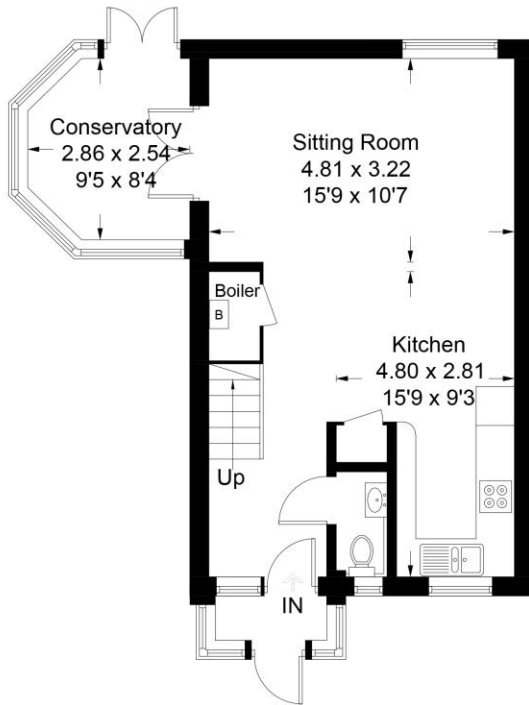
Surrey Heath – Band E

N.B There is a annual service charge of £200 for the upkeep of the private road which leads to the garage

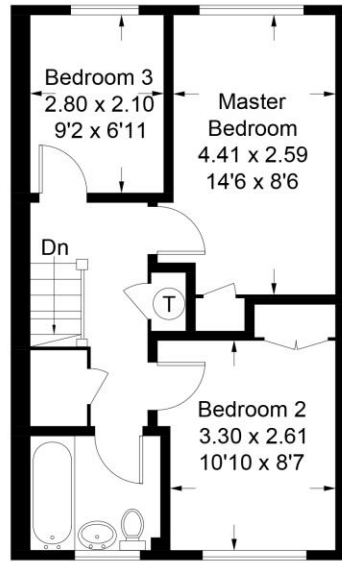




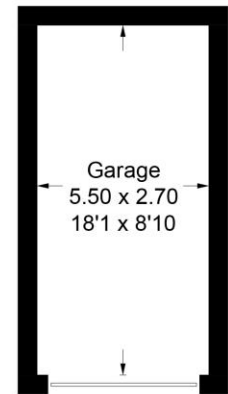
Approximate Gross Internal Area = 90.0 sq m / 964 sq ft
 Garage = 15.0 sq m / 160 sq ft
 Total = 105.0 sq m / 1124 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
 not to scale. floorplansUsketch.com © (ID500729)

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 6AF



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