



Hatch End, Windlesham

**£785,000**



## Hatch End, Windlesham

Set in a rarely available cul-de-sac on the sought-after Windmill Field development, this spacious four-bedroom, two-bathroom detached home offers a very private walled garden, generous living space, and a garage.

### FEATURES

- 1727 sq. ft
- Detached
- Bay window
- Walking distance to village shops and pubs
- Gas central heating
- Easy access to junction 3 of the M3

### ACCOMMODATION

- Entrance hall
- Downstairs cloakroom
- Sitting/dining room
- Family room
- Open plan kitchen/dining room
- Utility room
- Four bedrooms
- Two bath/shower rooms

### OUTSIDE

- Driveway parking
- Garage
- Enclosed garden with patio and decked terrace

### EPC RATING

D

### LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band F

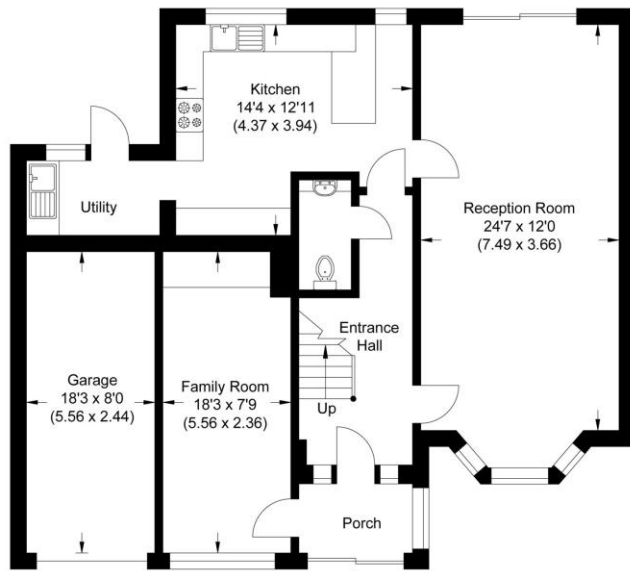




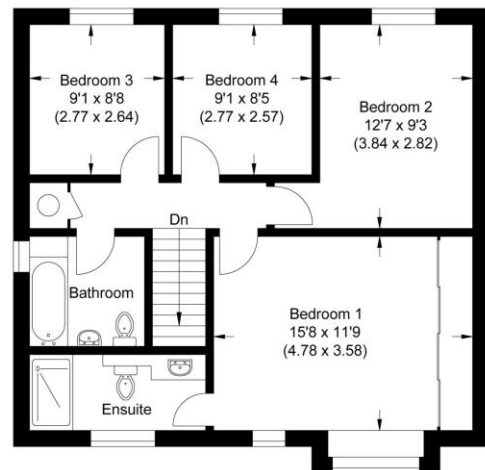




Approximate Gross Internal Area  
160.50 sq m / 1727.60 sq ft  
(Includes Garage)



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.

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



**NEWTON ROWE**  
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