



Smithys Green, Windlesham

Offers in excess of **£550,000**



Smithys Green, Windlesham, Surrey

This three bedroom link detached home with scope to extend and improve subject to planning permission sits in a small cul-de-sac on the popular Windmill Field development. The property is being sold with the benefit of no onward chain.

FEATURES

- No onward chain
- Link detached
- Scope to extend subject to planning permission
- Gas central heating
- Double glazing
- Cul-de-sac
- Walking distance to village shops

ACCOMMODATION

- Entrance hall
- Downstairs cloakroom
- Kitchen
- Utility room
- Living room with feature fire surround
- Three bedrooms
- Family bathroom

OUTSIDE

- Driveway parking
- Front lawn
- Garage
- South easterly facing rear garden

EPC RATING

E

LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band E



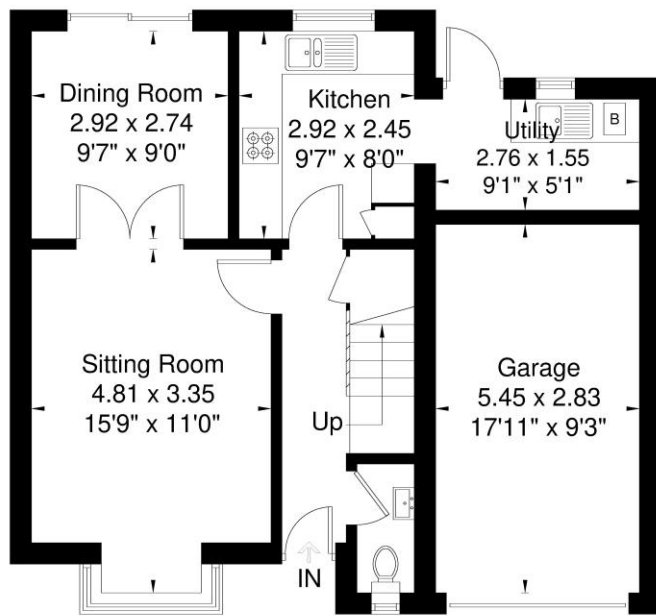


Smithys Green

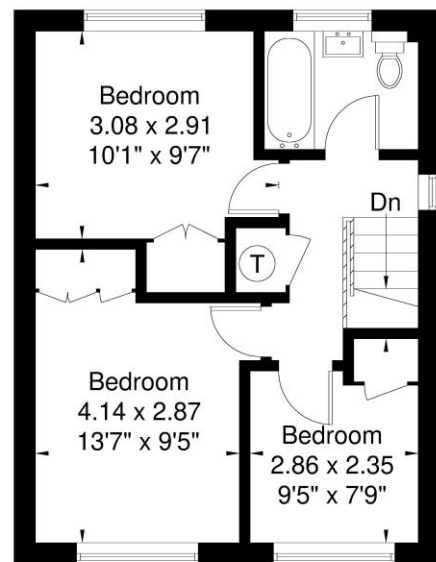
Approximate Gross Internal Area = 82.9 sq m / 892 sq ft

Garage = 14.7 sq m / 158 sq ft

Total = 97.6 sq m / 1050 sq ft



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 6QF**



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