



Kings Lane, Windlesham

£775,000



## Kings Lane, Windlesham, Surrey

Located in a private lane this detached four bedroom, contemporary family home that has been extended and refurbished to a superb standard throughout.

### FEATURES

- Walking distance to Windlesham Field of Remembrance fields and coffee shop
- Under-floor heating in the kitchen
- Worcester boiler
- Mega flow system
- Nacoss approved alarm, CCTV systems
- Electric velux windows

### ACCOMODATION

- Reception hall
- Kitchen/breakfast/family room
- Utility room
- First floor master bedroom with en-suite and juliet balcony
- Three ground floor bedrooms
- Shower room

### OUTSIDE

- Garden
- Driveway parking
- Office/garden room

### EPC RATING

D

### LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band E







Approximate Gross Internal Area  
130.0 sq m / 1399.0 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 6JQ



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