



HOWLANDS
SALES & LETTINGS
Established 2009



Heathpark Drive, Windlesham, Surrey, GU20 6JB

£850,000 - Freehold

SUMMARY: A superbly presented detached house with four double bedrooms, offering excellent family accommodation. The property has been superbly modernised and refurbished to a high standard by the present owner. Located in a cul de sac and on a corner plot position and in the highly popular Heathpark Drive in the picturesque village of Windlesham. Comprising an spacious entrance hall with attractive staircase with glazed balustrade, modern cloakroom, large kitchen leading to a spacious living room and a good size dining room. Upstairs comprises a main double bedroom one with a luxury ensuite shower room with a Roper Rhodes suite and there are three more double bedrooms and a luxury Roper Rhodes family bathroom. The property has planning permission granted for a further double storey extension to both sides and a double garage. The rear garden is attractive being south-westerly facing with lawn and flower and shrub borders. The property has plain ceilings with coving and modern down lights in all rooms. There are attractive wood internal doors and the property has been neutrally decorated to a high standard. The property has gas fired heating with radiators and double glazed windows with fitted Venetian blinds. Viewing is highly recommended.

LOCAL INFORMATION: Windlesham is a highly sought after village with amenities such as a quality butchers, a combined newsagents/shop/post office, a chemists, a café/food shop and several quality pub/restaurants. The Club and Theatre has social events, tennis courts, snooker and an outdoor bowls club. The village is conveniently located within a few minutes drive of Junction 3 of the M3 motorway, A30 and A322 roads which offer access to London, Heathrow airport, Reading, Guildford and Windsor. The mainline railway stations at Sunningdale and Ascot and are both under three miles away and offer services to London Waterloo.

A covered entrance porch with front door to the:

SPACIOUS ENTRANCE HALL: Wood parquet flooring, attractive staircase with a glazed balustrade, under stairs open space, door to garage, cupboard with alarm unit and storage shelves.

CLOAKROOM: Low level WC, designer wash basin, double glazed window.

MODERN KITCHEN: 12'5 x 11 (3.78m x 3.36m). Well equipped with a range of base and wall cupboards, space for a wide American size fridge/freezer, front aspect double glazed window, side glazed door to garden, integrated fridge and full size Bosch dishwasher, Bosch double oven, four ring induction hob and cooker hood above, laminate flooring, glazed door to;

LIVING ROOM: 12'1 x 13'4 (6.65m x 4.05m). Wide double glazed window and French doors with lovely views of the rear garden, two radiators, doors to entrance hall and dining room.

DINING ROOM: 11'10 x 7'11 (3.61m x 2.42m). Radiator, double glazed window.

Attractive stairs from the entrance hall to the **LANDING:** Loft hatch, radiator.

MAIN BEDROOM ONE: 14'8 x 9'11 (4.47m x 3.03m). An excellent size double bedroom with rear aspect double glazed window, radiator, door to;

ENSUITE SHOWER ROOM: Luxury shower room with a Roper Rhodes suite with low level WC, designer wash basin with drawers, double glazed window, towel radiator, shower with sliding door with wall mounted Grohe shower unit.

BEDROOM TWO: 13'6 x 10'3 (4.13m x 3.13m). Wide front aspect double glazed window, radiator.

BEDROOM THREE: 11'7 x 10'2 (3.52m x 3.10m). Double glazed window overlooking the rear garden, radiator, built-in wardrobe with hanging space.

BEDROOM FOUR: 8'3 x 6'7 (2.51m x 2.00m). A double bedroom with radiator, built-in wardrobe with hanging and shelf storage space.

BATHROOM: A luxury bathroom with Roper Rhodes bath suite with panel enclosed bath with hand shower, designer wash basin with vanity unit, LED mirror with light and Bluetooth speaker, walk in shower with wall mounted Abode shower.

OUTSIDE:

FRONT GARDEN: Front driveway with parking for three cars, gate to side also park a car under the car port, lawn with attractive flower and shrub borders.

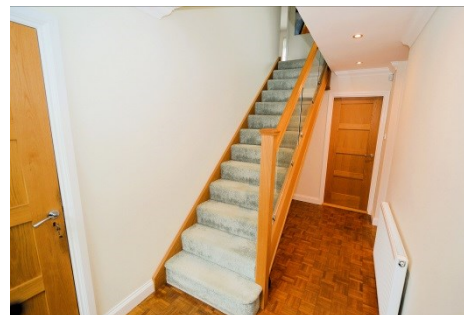
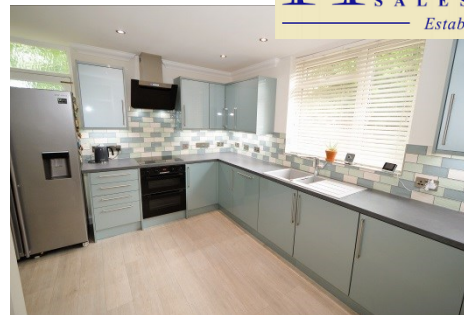
REAR GARDEN: Attractive south-westerly facing rear garden with covered car port to the side, gate to front, lawn with attractive raised garden beds with bamboo, flower and mature shrubs, wide patio with attractive Indian Sandstone, two garden sheds 12x8 and 6x8, further side garden with vegetable growing area with raised beds with railway sleepers.

GARAGE: 14'5 x 8'2 (4.40m x 2.50m). A single garage with light and power, RCD fuse box, electric and gas meter, wall mounted gas fired Viessmann for heating and hot water, two hot water cylinder tanks for multiple showers at once, door to garden.

COUNCIL TAX BAND: F (3,452.70 payable 2024/25)

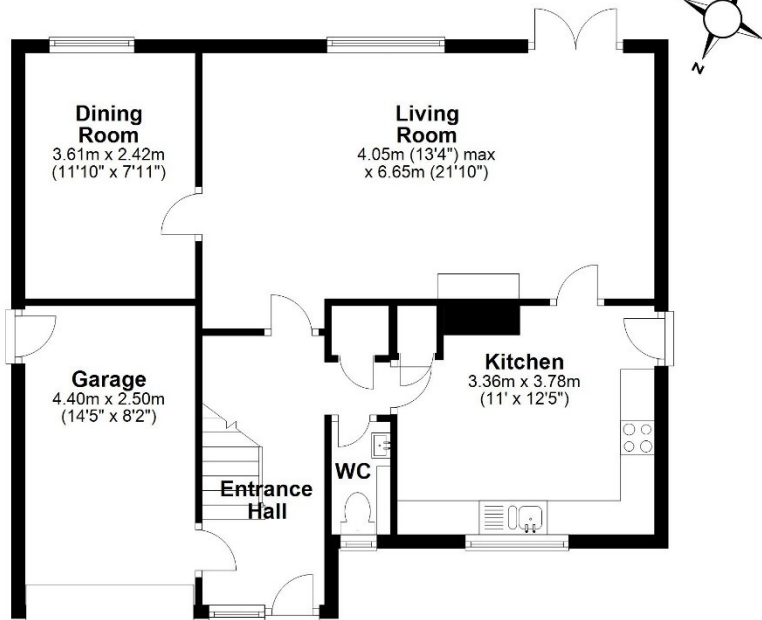


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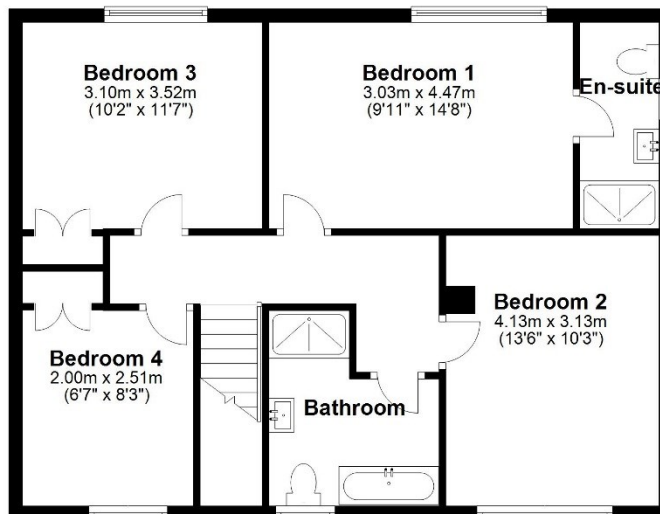




Ground Floor
Approx. 70.0 sq. metres (753.3 sq. feet)



First Floor
Approx. 66.4 sq. metres (714.7 sq. feet)



Total area: approx. 136.4 sq. metres (1468.0 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

*** Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.**

*** Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.**

*** Any electrical and gas appliances are not tested.**

*** Sizes given are maximum approximate dimensions.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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