



Broadley Green, Windlesham

Offers in excess of **£550,000**



## Broadley Green, Windlesham, Surrey

An extended and modernised four bedroom home in a cul-de-sac position close to Windlesham village. Features of the home include an impressive kitchen/dining room with bi-fold doors, an open fire and views onto garden/paddock land behind.

### FEATURES

- Semi detached
- Extended to side
- Bi fold doors
- Open fire
- Lovely views to rear
- Double glazing
- Gas central heating
- Cul-de-sac position
- Walking distance to village shops and pubs

### ACCOMMODATION

- Entrance hall
- Downstairs cloakroom
- Sitting room
- Kitchen/dining room
- Utility room
- Master bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom

### OUTSIDE

- Driveway parking
- Rear garden with patio

### EPC RATING

D

### LOCAL AUTHORITY/COUNCIL TAX BAND

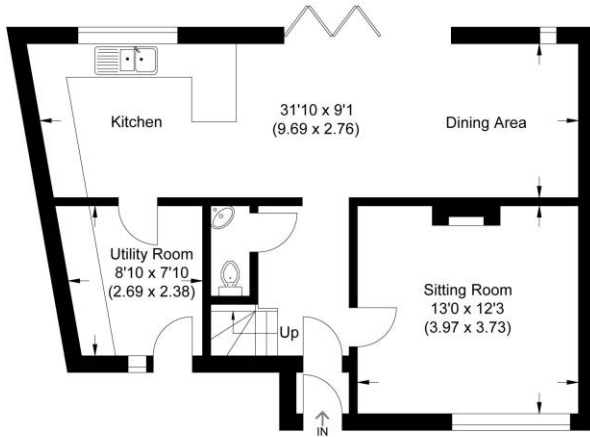
Surrey Heath – Band D



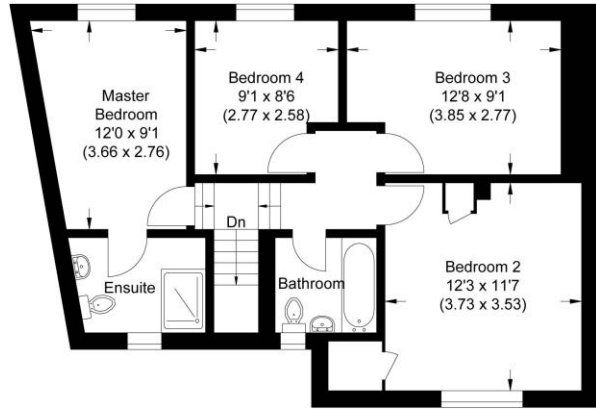




Approximate Gross Internal Area  
112.0 sq m / 1205.55 sq ft



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.

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