



Kennel Lane, Windlesham

Offers in excess of **£600,000**



Kennel Lane, Windlesham, Surrey GU20 6AA

A charming three-bedroom end-terrace cottage dating back to 1862, set in a generous plot within sought-after Windlesham. Full of character and history, this unique home features a central fireplace, spacious woodland garden, and private aspect. Offering scope for extension/redevelopment (STPPs), it presents an exciting opportunity to create your ideal home. Well located for access to Windlesham and sold with no onward chain.

FEATURES

- No onward chain
- Approx. 1070 sq. ft
- Mature plot
- Period features
- Central fireplace with log burner
- Recently externally painted
- Scope to extend or develop subject to planning perm.
- New front door

ACCOMMODATION

- Sitting room
- Dining room
- Kitchen/breakfast room
- Utility room
- Outside additional W.C
- Downstairs shower room
- Three bedrooms
- Upstairs bathroom

OUTSIDE

- Wide plot
- Gravel parking area with parking for multiple vehicles
- Mature gardens laid to lawn with mature shrubs
- Enclosed by fencing

LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath - E

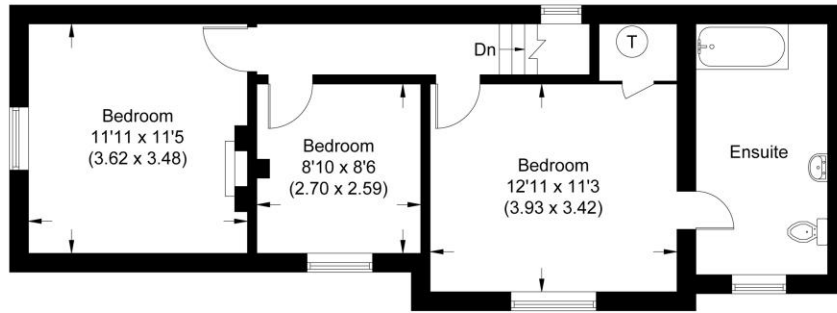
EPC RATING

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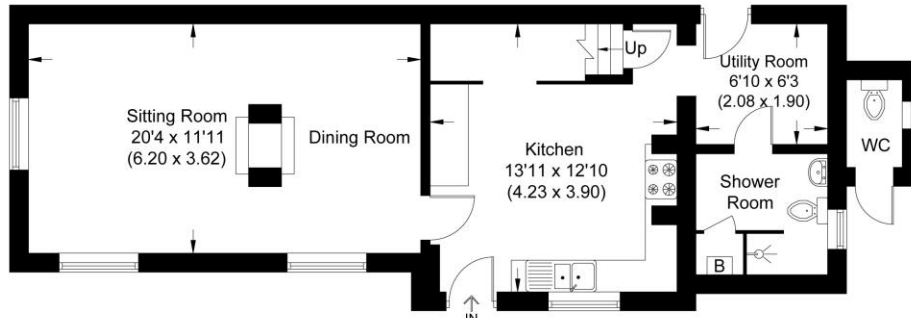




Kennel Lane
Approximate Gross Internal Area 99.45 sq m / 1070.47 sq ft



First Floor



Ground 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.



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