

# **Hawkes Leap** Approximate Gross Internal Area = 193.8 sq m / 2086 sq ft

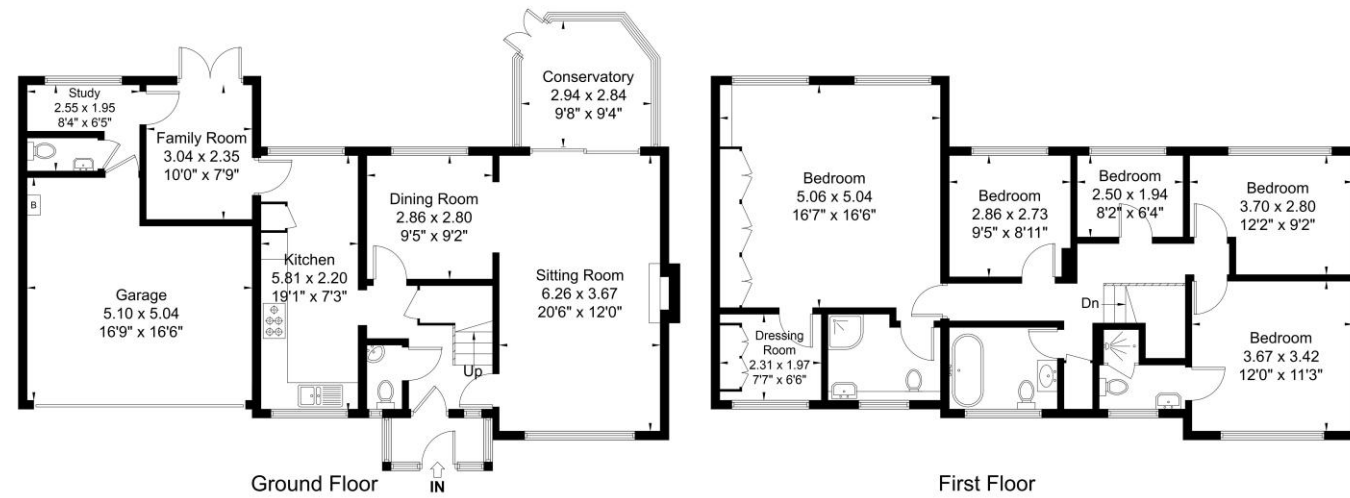


Illustration for identification purposes only, measurements are approximate, not to scale.

**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 itemised within these particulars.

**Postcode for sat nav: GU20 6JL**



Hawkes Leap, Windlesham

Offers in excess of **£960,000**



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## Hawkes Leap, Windlesham

A substantial 2086 sq. ft five bedroom extended 'Elizabethan' design, six bedroom detached family home on the popular Snobs Ride development in Windlesham.

### FEATURES

- Detached
- Built by Charles Church
- Entrance porch
- Electric garage door
- Double glazing
- Gas central heating
- Impressive master bedroom suite
- Feature stand alone bath
- Easy access to junction 3 of the M3
- Large attic space with two access points

### ACCOMMODATION

- Entrance hallway
- Two downstairs cloakrooms
- Four reception rooms
- Modern fitted kitchen
- Conservatory
- Five bedrooms
- Dressing room and en-suite to master
- Total of three bath/shower rooms

### OUTSIDE

- Driveway parking
- Double garage with electric door
- Private rear garden with patio area
- Five mature trees

### LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band G

### EPC RATING

C









