



Kennel Lane, Windlesham

£625,000



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This charming cottage in a conservation area in Windlesham is on a plot of just under $\frac{1}{4}$ acre offering scope to extend subject to planning permission. There is a large parking area to the front and a lovely cottage garden.

FEATURES

- No onward chain
- 0.225 acre plot
- Semi detached
- Log burner
- Conservation area
- Walking distance to Windlesham Club

ACCOMMODATION

- Front entrance porch
- Siting room
- Kitchen
- Dining room with fireplace
- Downstairs bathroom and separate WC
- Two bedrooms

OUTSIDE

- Gravel parking area to front
- Mature landscaped large garden
- Workshop
- Store cupboard

EPC RATING

D

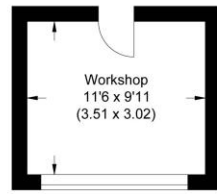
LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band D

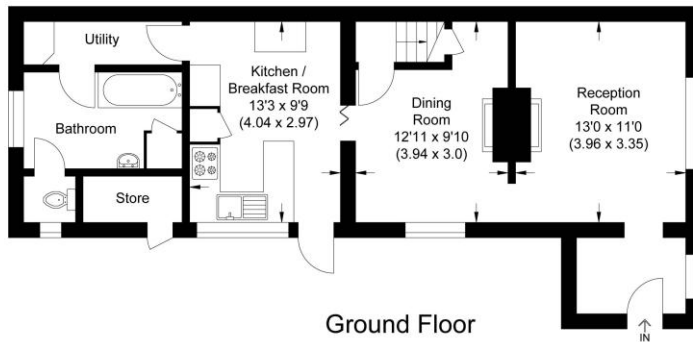




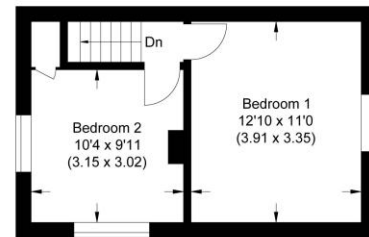
Approximate Gross Internal Area
81.25 sq m / 874.56 sq ft
(Excludes Workshop)
Workshop Area 10.60 sq m / 114.09 sq ft



Workshop



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 6AA



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SALES & LETTINGS

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