



Poplar Avenue, Windlesham

£795,000



## Poplar Avenue, Windlesham GU20 6PL

Deceptive, attractive home located in a popular cul-de-sac position in Windlesham. The stunning home with stylish interior design has a beautiful garden and offers further scope to extend subject to planning permission.

### FEATURES

- No onward chain
- Feature fireplaces
- Tasteful décor
- Shaker style kitchen
- Gas central heating
- Double glazing
- Short drive to Sunningdale train station

### ACCOMODATION

- Entrance hall
- Downstairs cloakroom
- Three reception rooms
- Kitchen/dining room
- Utility room
- Conservatory
- Three bedrooms
- Master en-suite with roll top bath
- Family shower room

### OUTSIDE

- Attractive, mature garden
- Block paved driveway
- Garage (partially converted to create utility room)

### LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath- Band E

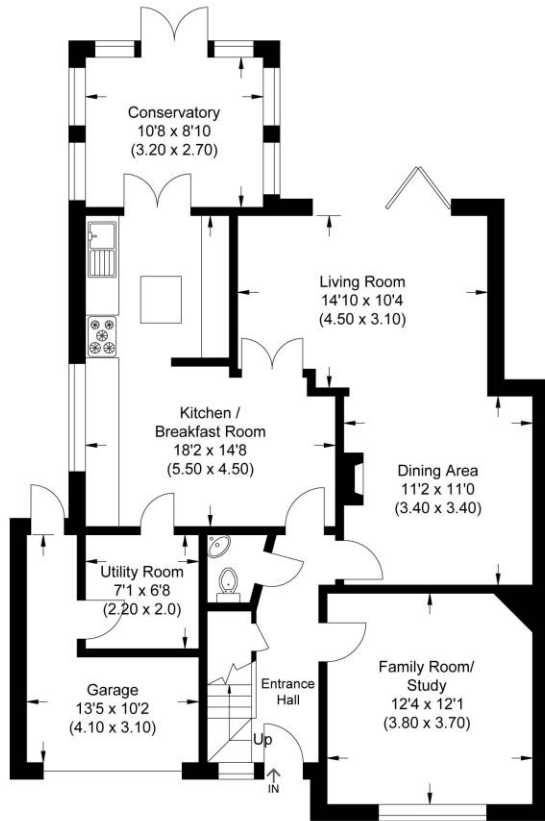
### EPC RATING

TBC

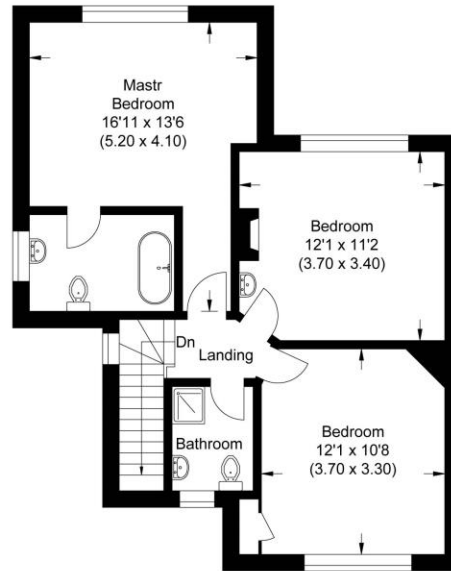




Approximate Gross Internal Area  
 139.44 sq m / 1500.92 sq ft  
 (Includes Garage)  
 Garage Area 7.90 sq m / 85.03 sq ft



Ground Floor



First Floor

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

**Disclaimer:** We wish to inform prospective tenants 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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