



Hutton Close, Windlesham

**£360,000**





## Hutton Close, Windlesham

An opportunity to purchase a two double bedroom house with off road parking and a conservatory, in need of modernisation and just a short walk to village shops in Windlesham.

### FEATURES

- No onward chain
- Ideal buy to let or first time purchase
- Cul-de-sac position
- Gas central heating
- Double glazing
- Easy access to junction 3 of the M3
- Freehold house
- Walking distance to village shops

### ACCOMMODATION

- Covered entrance porch
- Entrance hall
- Lounge
- Conservatory
- Kitchen/dining room
- Two double bedrooms
- Upstairs bathroom

### OUTSIDE

- Two allocated parking spaces
- Low maintenance paved garden

### EPC RATING

D

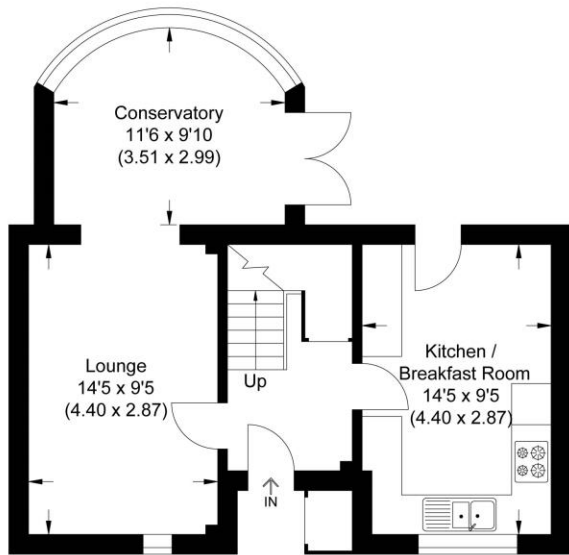
### LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band D

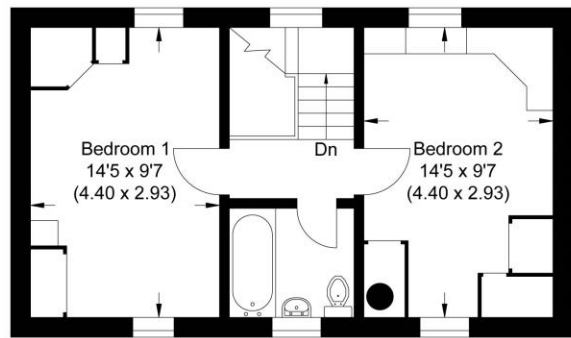




Approximate Gross Internal Area  
79.0 sq m / 850.34 sq ft



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.

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



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