

NEWTON ROWE  
SALES & LETTINGS



Hatch End, Windlesham

**£625,000**



## Hatch End, Windlesham, Surrey

Three bedroom detached bungalow with conservatory and double garage in a cul-de-sac position on the popular Windmill Field development in Windlesham.

### FEATURES

- 1723 sq.ft including garage
- No onward chain
- Central Windlesham location
- Walking distance to village shops
- Gas central heating
- Fitted wardrobes

### ACCOMMODATION

- Entrance hall
- Kitchen/breakfast room
- Utility Room
- Two reception rooms
- Conservatory
- Three bedrooms
- Two bath/shower rooms

### OUTSIDE

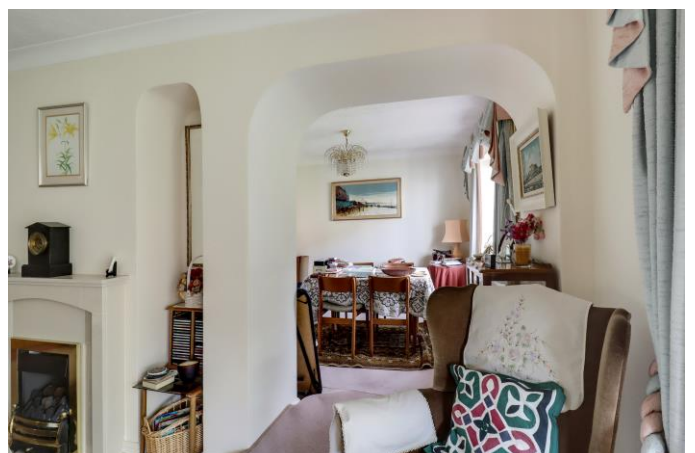
- Driveway parking
- Double garage
- Front and rear gardens

### EPC RATING

D

### LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band F

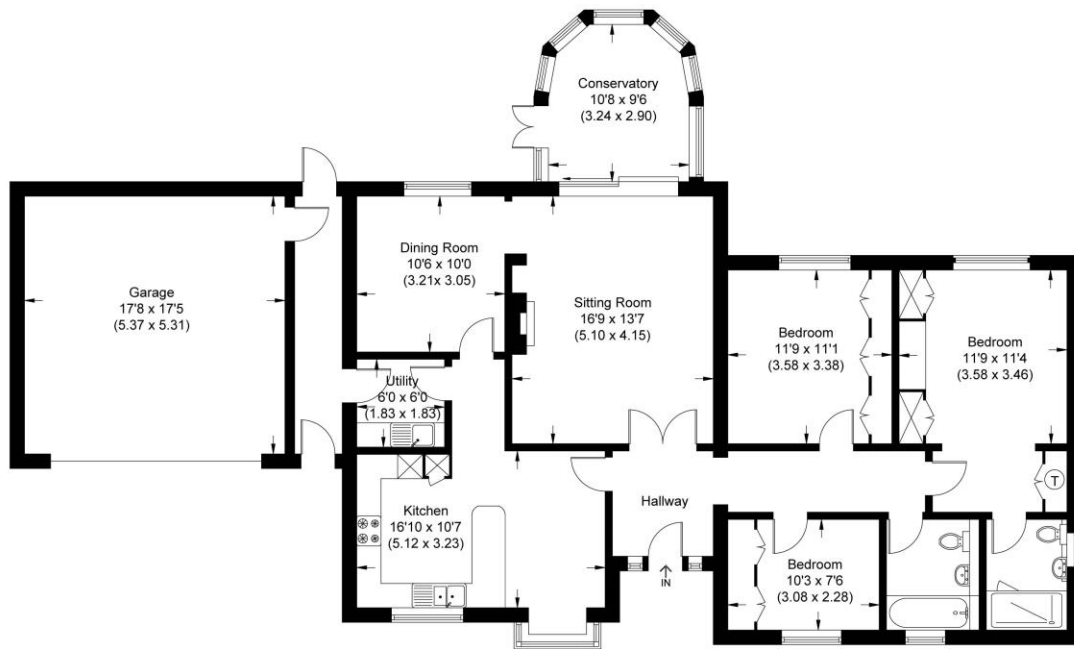






### Hatch End

Approximate Gross Internal Area 160.13 sq m / 1723.62 sq ft  
(Including Garage)  
Garage Area 28.51 sq m / 306.87 sq ft



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 and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

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



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