



Edward Road, Windlesham

£625,000



Edward Road, Windlesham

Located in a private lane location in the heart of Windlesham village, this attractive three bedroom semi detached house with conservatory, driveway parking and a garage is just a short walk from village shops.

FEATURES

- Towards the end of a private lane
- Walking distance to village shops
- Gas central heating
- Built in wardrobes
- New gutters, fascias and downpipes in 2021
- Boiler and hot water tank replaced in 2018

ACCOMMODATION

- Entrance hall
- Sitting room
- Dining room
- Downstairs cloakroom
- Kitchen/breakfast room
- Conservatory
- Three bedrooms
- Modern bathroom

OUTSIDE

- Front and rear gardens
- Gated side access
- Driveway parking
- Garage with new door in 2021 and new roof 2023

COUNCIL TAX

Surrey Heath – Band E



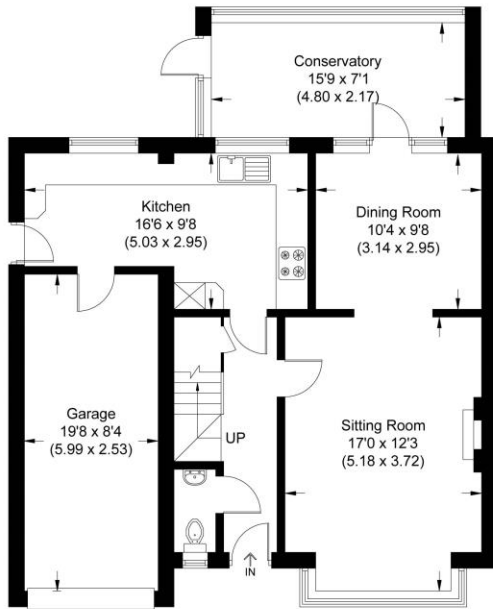


Edward Road

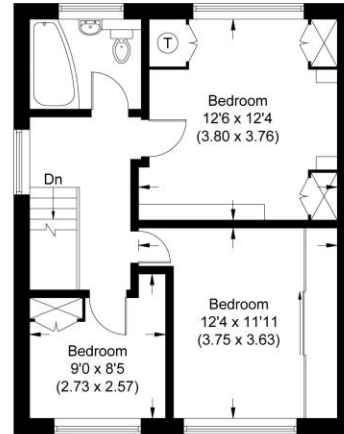
Approximate Gross Internal Area 107.66 sq m / 1158.84 sq ft
(Excluding Garage)

Garage Area 15.15 sq m / 163.07 sq ft

Total Area 122.81 sq m / 1321.91 sq ft (Including Garage)



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 6EX**



NEWTON ROWE
SALES & LETTINGS

The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF
enquiries@newtonrowe.co.uk | 01276 986900