



Rectory Lane, Windlesham

£620,000



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Situated in a desirable semi rural lane with views to the rear over farmland, this four bedroom semi detached home in need of modernisation has scope to extend and improve subject to planning permission.

FEATURES

- No onward chain
- Lane location
- Footpath with scenic walk at the end of the lane
- Scope to extend subject to planning permission
- Gas central heating
- Double glazing
- Brick fire surrounds

ACCOMMODATION

- Entrance hall
- Downstairs cloakroom
- Two reception rooms
- Conservatory
- Kitchen
- Four bedrooms
- Bathroom with separate bath and shower

OUTSIDE

- Driveway parking
- Garage
- Garden with views over farmland

EPC RATING

D

LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band E





Approximate Gross Internal Area 115.43 sq m / 1242.47 sq ft
(Excluding Garage)
Garage Area 17.04 sq m / 183.42 sq ft
Total Area 132.47 sq m / 1425.89 sq ft (Including Garage)

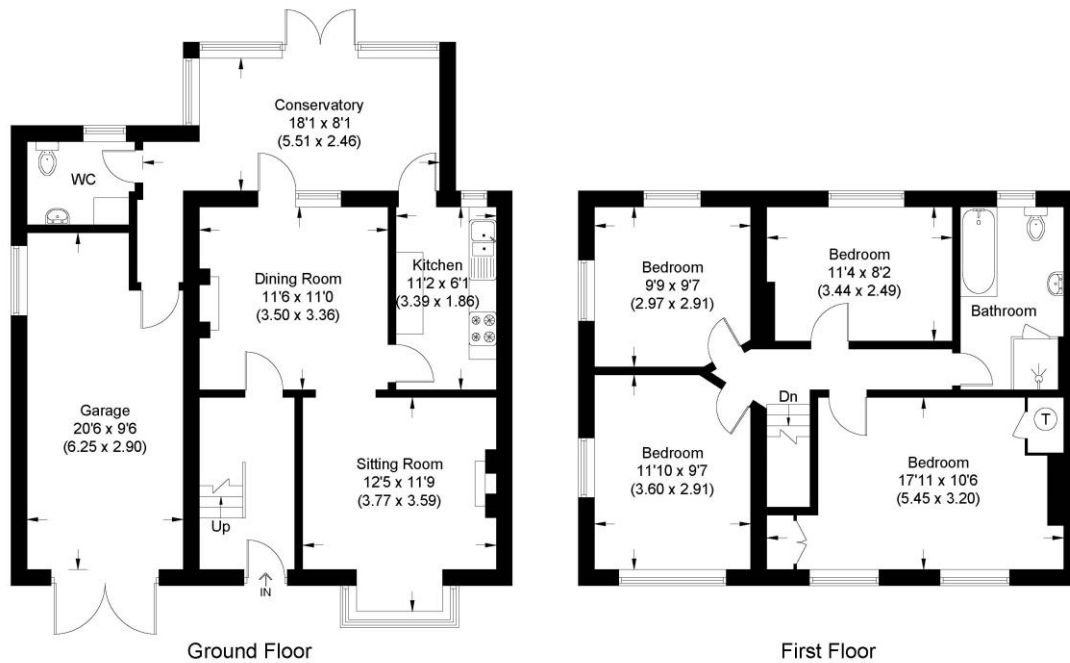


Illustration for identification purposes only,
measurements are approximate, not to scale.

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 6BW**



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