



3 Wynsham Way, WINDLESHAM, Surrey GU20 6JX

PRICE £1,100,000 Freehold

Jigsaw Estates are proud to offer this heavily extended detached home, nestled in a corner position of a small cul-de-sac within the popular Snows Ride development of Windlesham. One of the major selling points in our opinion is the westerly facing garden. Firstly it is extremely private and secondly it is a large and very mature, well established garden perfect for entertaining and families as the current owners can testify to. The property offers accommodation approaching 3000 sq ft, so there is no shortage of space and comprises of a large family room, living room, fitted study, dining room and the kitchen which flows into the conservatory. There is also a separate utility room and cloakroom. With it's double garage there is potential to convert to gain further living space if you so wish. Upstairs has been configured to the seller's needs over the years and comprises five large bedrooms (one of which interconnects to the largest bedroom which is currently over the garage), bathroom and en-suite to the original main bedroom.

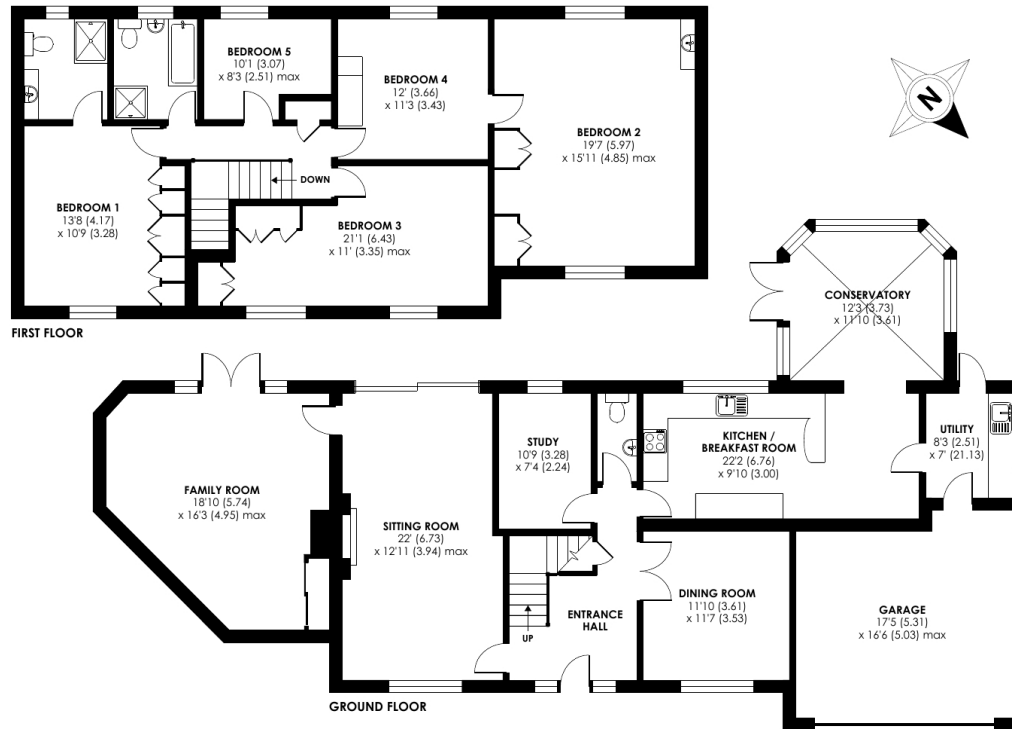
Windlesham Field of Remembrance with its playing fields, cricket pitch and very popular cafe/pavillion is a short walk away and Windlesham First School is only a hop, skip and a jump away.



Wynsham Way, Windlesham, GU20

Approximate Area = 2901sq ft / 269.5 sq m (includes garage)

For identification only - Not to scale



- POPULAR SNOWS RIDE DEVELOPMENT OF WINDLESHAM
- APPROACHING 1/3 ACRE
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- WESTERLY FACING GARDEN WITH HIGH DEGREE OF PRIVACY BACKING ONTO WINDLESHAM FIRST SCHOOL
- APPROACHING 3000 SQ FT OF ACCOMMODATION
- CORNER POSITION IN A SMALL CUL-DE-SAC
- EN-SUITE & FAMILY BATHROOM
- OPEN PLAN KITCHEN/CONSERVATORY
- DOUBLE GARAGE WITH DRIVEWAY FOR NUMEROUS VEHICLES

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

