



Broadley Green, Windlesham, Surrey GU20 6AJ

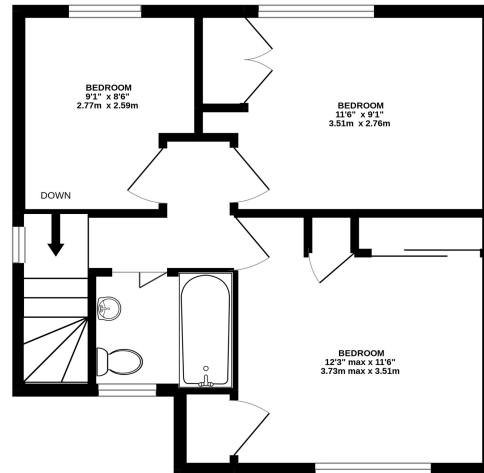
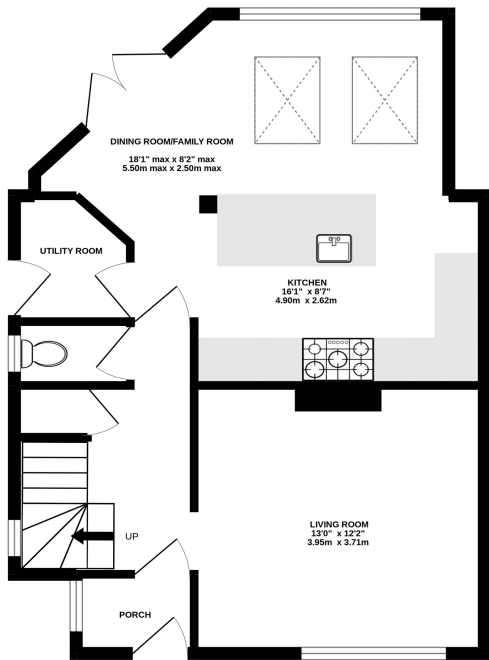
Offers in Excess of £500,000 Freehold

Jigsaw Estates offer a rare opportunity to buy a home in a quiet cul-de-sac location in the popular village of Windlesham. There are a number of local schools within easy reach as well as only being a short distance from some great local pubs and lovely country walks. Accommodation of the property consists of three bedrooms, a living room and an extended and open plan kitchen/breakfast/family room which looks out on to the rear garden. Further benefits include a utility room, downstairs cloakroom, and a re-fitted bathroom. Outside to the rear there is a secluded garden with patio area which backs directly onto fields. To the front of the property there is a large driveway offering off street parking.



GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- THREE BEDROOMS
- EXTENDED OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM
- CLOAKROOM
- OVERLOOKING FIELDS
- CUL-DE-SAC LOCATION
- CLOSE TO JUNCTION 3 OF THE M3
- LIVING ROOM
- RE-FITTED BATHROOM
- PRIVATE REAR GARDEN
- LARGE DRIVEWAY
- WINDLESHAM VILLAGE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C	73	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

