

## Newark Road, WINDLESHAM, Surrey GU20 6NE

PRICE £750,000 Freehold

Jigsaw Estates are proud to offer this sympathetically extended detached family home in the heart of the very popular Snobs Ride development of Windlesham. In terms of location, it is a stones throw to Windlesham First School and a short walk to local pubs and the buzz of the pavilion (a popular cafe for dog walkers and such) at Windlesham Field of Remembrance.

In terms of accommodation there are five bedrooms (4 doubles and a single), en-suite shower room, separate shower room and a family bathroom. Downstairs there is a large living/dining room with doors onto the garden, a kitchen/breakfast room, large utility room and a refitted cloakroom. The garage has also been converted to a lovely snug/family room.

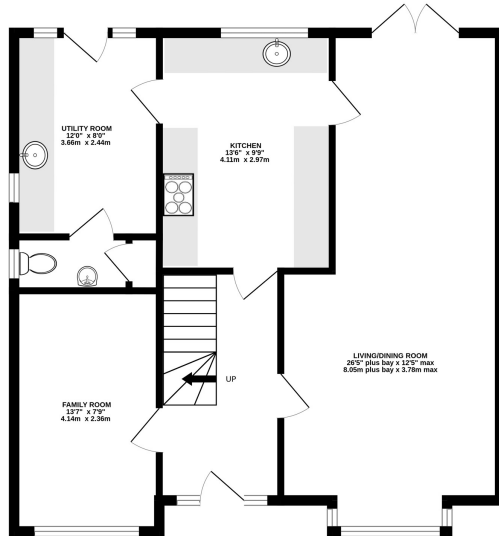
The garden is mainly laid to lawn with a full width patio area. To the rear, the seller has advised there is planning permission in place to erect a single garage if you so wish. All in all this house is in great condition and is located in one of the best developments in the area. Call Jigsaw Estates today to arrange a viewing.

Council Tax Band - F

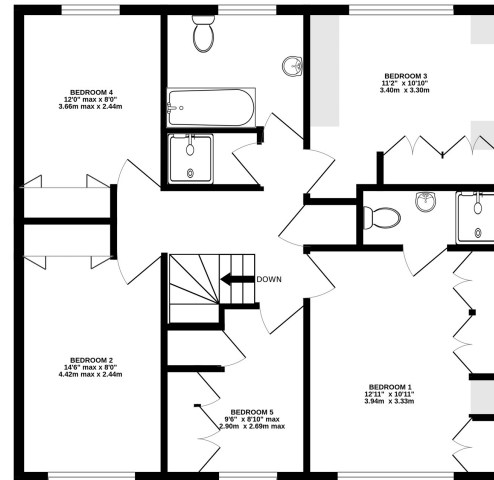
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1588sq.ft. (147.5 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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- EXTENDED DETACHED HOUSE
- FIVE BEDROOMS
- LARGE LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- CLOSE TO WNDLESHAM FIRST SCHOOL AND CHARTERS SCHOOL

- POPULAR SNOWS RIDE DEVELOPMENT OF WINDLESHAM
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM PLUS SEPARATE SHOWER ROOM
- FAMILY ROOM (CONVERTED FROM THE GARAGE)
- LARGE UTILITY ROOM & SEPARATE REFITTED CLOAKROOM
- WALKING DISTANCE TO THE FIELD OF REMEMBRANCE WITH IT'S CRICKET & FOOTBALL PITCHES & PAVILLION/CAFE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

