



**HOWLANDS**  
SALES & LETTINGS  
*Established 2009*

**Westwood Road, Windlesham, Surrey, GU20 6NB**

**To Let - £1,800 pcm**

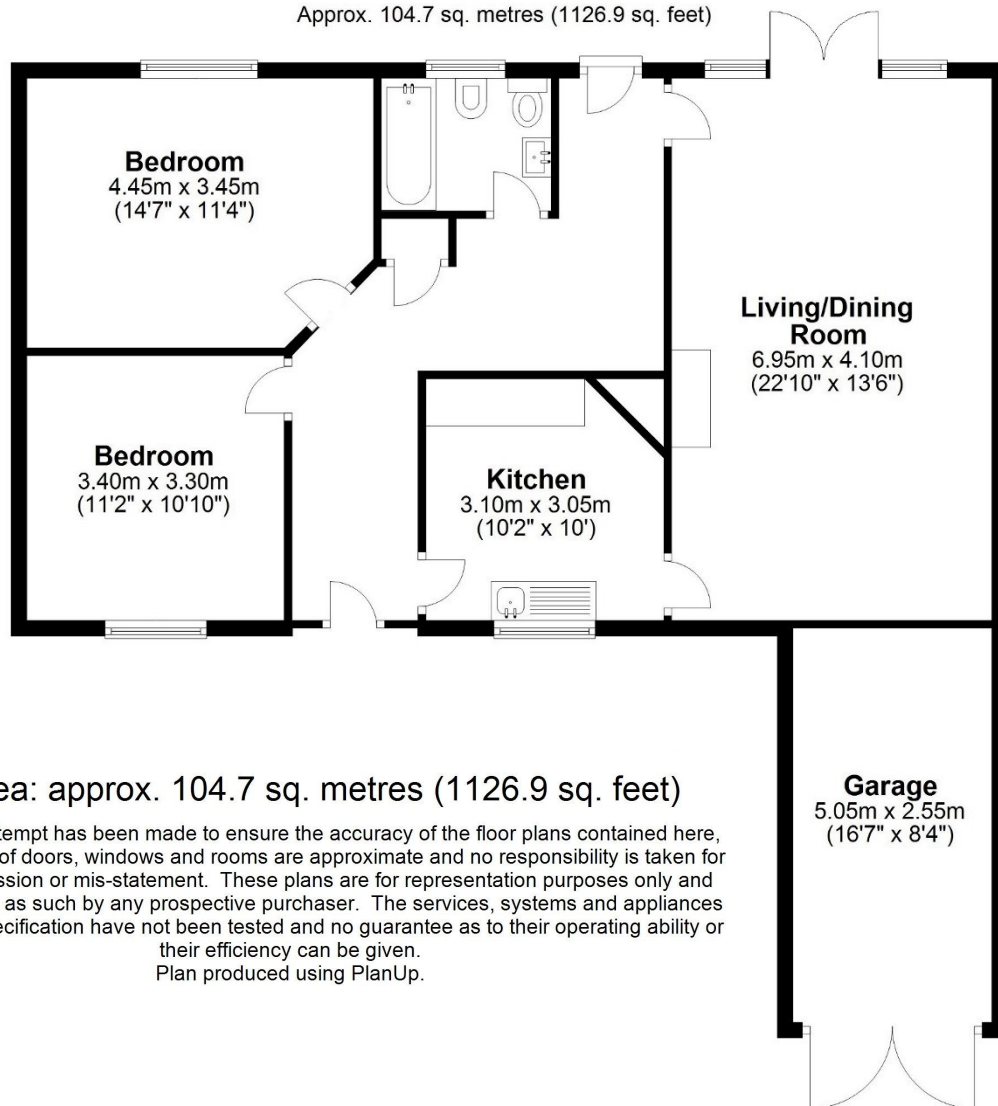




- \* A SPACIOUS GROUND FLOOR FLAT/COTTAGE
- \* SITUATED IN A PRIVATE AND UNIQUE LOCATION
- \* SPACIOUS LOUNGE WITH ATTRACTIVE FIREPLACE
- \* TWO GOOD SIZE DOUBLE BEDROOMS
- \* LUXURY BATHROOM
- \* RESIDENTS/VISITOR PARKING AREA
- \* SECURITY GATED DRIVEWAY ENTRANCE
- \* WELL EQUIPPED KITCHEN
- \* DOUBLE GLAZED WINDOWS
- \* USE OF BEAUTIFUL GARDENS WITH A LAKE
- \* GARAGE INCLUDED
- \* COMBINATION BOILER FOR HEATING AND HOT WATER
- \* COUNCIL TAX BAND E (£2,772.08 pa PAYABLE 2023/24)
- \* AVAILABLE TO MOVE EARLY MAY 2024
- \* EPC RATING: D

## Ground Floor

Approx. 104.7 sq. metres (1126.9 sq. feet)



Total area: approx. 104.7 sq. metres (1126.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using PlanUp.

- \* Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.
- \* Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.
- \* Any electrical and gas appliances are not tested.
- \* Sizes given are maximum approximate dimensions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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### Contact Us

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