



Burton Close | Windlesham | Surrey | GU20 6QJ



## **Burton Close, Windlesham, Surrey, GU20 6QJ**

**Situated within a quiet cul-de-sac in the heart of Windlesham, this beautifully presented two-bedroom home has been thoughtfully extended and upgraded to create stylish, contemporary accommodation, complemented by a private rear garden and garage.**

**The heart of the home is the impressive open-plan kitchen/dining room, providing a superb space for everyday living and entertaining. The high-quality Wren kitchen features a comprehensive range of sleek units, composite worktops and fitted appliances, while large-format porcelain tiled flooring runs throughout the kitchen and dining area. There is generous space for a full-size dining table, making this a wonderfully sociable part of the home.**

**To the rear, the property has been extended to create a superb separate living room. Multiple rooflights flood the room with natural light, while hardwood flooring adds warmth and character. A wide set of bi-folding doors opens directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces during the warmer months.**

**Upstairs are two well-proportioned bedrooms, together with a modern family bathroom. The property has also benefited from the installation of a new combination boiler, adding to the extensive improvements already made by the current owners.**

**Outside, the enclosed rear garden enjoys a good degree of privacy and provides an attractive space for relaxing and entertaining. A patio immediately adjoining the house is ideal for outdoor dining, with the remainder predominantly laid to lawn and bordered by established planting.**

**Further benefits include a garage in a block, and allocated parking.**

**Burton Close is conveniently positioned for the centre of Windlesham village, with its selection of local shops, pubs, restaurants and everyday amenities. The area is particularly well regarded for its excellent schools, surrounding countryside and accessibility, with Sunningdale and Ascot nearby and convenient road links to the A30, M3 and M25. Mainline rail services are available from Sunningdale, providing connections towards London Waterloo.**





Approximate total area<sup>(1)</sup>

808 ft<sup>2</sup>  
75.1 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

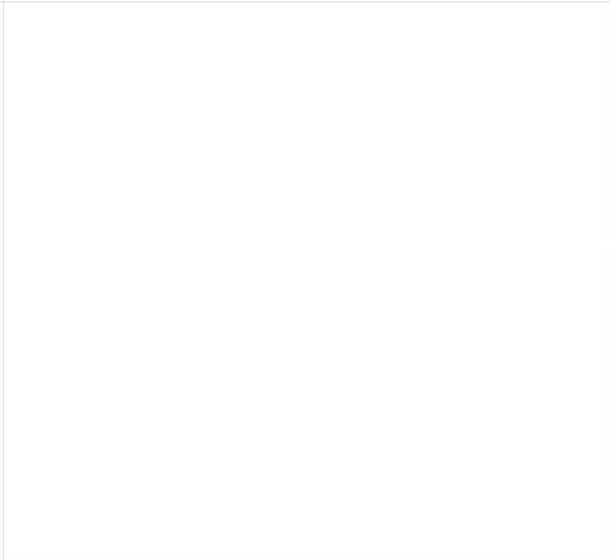
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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