



HOLLY HOUSE

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ENGLEFIELD GREEN

BARTON · WYATT

Holly House,

Bagshot Road, Englefield Green, Egham TW20 0NT

A nicely presented four-bedroom detached property with modern features and a family-friendly layout.

- ◇ Four-bedroom detached home
- ◇ Formal lounge with wood burner and doors to patio
- ◇ Spacious entrance hall and study
- ◇ Master bedroom with ensuite and fitted wardrobes
- ◇ Driveway with parking for several cars
- ◇ Superb open-plan kitchen / sitting area with bi-fold doors
- ◇ Dining room with double aspect
- ◇ Pretty south facing garden with two sheds
- ◇ Three further double bedrooms
- ◇ Good size utility room

Situation

A lovely village location.

Situated within walking distance of the highly regarded village of Englefield Green, which has both a lovely green and cricket ground, this property is also 350 yards from the Great Park. The nearby village centre offers a good range of shops catering for day-to-day needs, along with restaurants and public houses, including The Barley Mow which is conveniently located on the edge of the green. More extensive amenities are available in the nearby towns of Egham, Windsor, and Staines.

The property is well-placed for access to the motorway network with Junction 13 of the M25 within two and half miles and the M4 (J5) just 6 miles away. Rail services are available at nearby Egham, Staines, Virginia Water and Windsor Stations. Heathrow Airport (T5) is readily accessible and caters for both domestic and international flights.

There are many outstanding schools and colleges in the area, including the local St. John's Beaumont and Bishopsgate, Upton House in Windsor, Papplewick, Heathfield, St. George's and St. Mary's in Ascot, Lambrook in Winkfield, the Royal Holloway University and Eton College, as well as two international schools, ACS in Egham and TASIS in Thorpe.

Tenure: Freehold

Fixtures and Fittings: Carpets and integrated appliances are included in the sale.

Energy Performance: C73

A copy of the full Energy Certificate is available on request.

Local Authority: Runnymede Borough Council (01932) 838383.

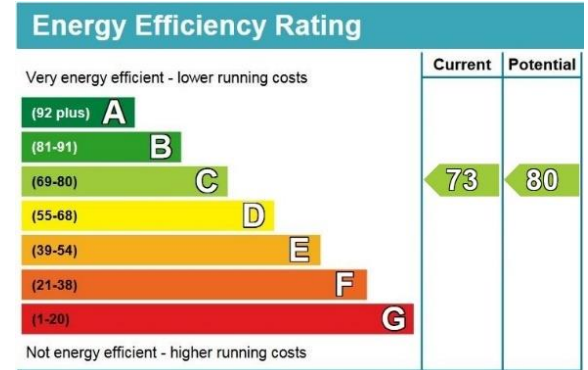
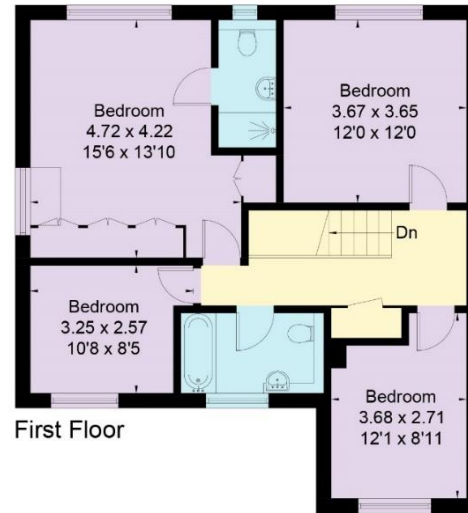
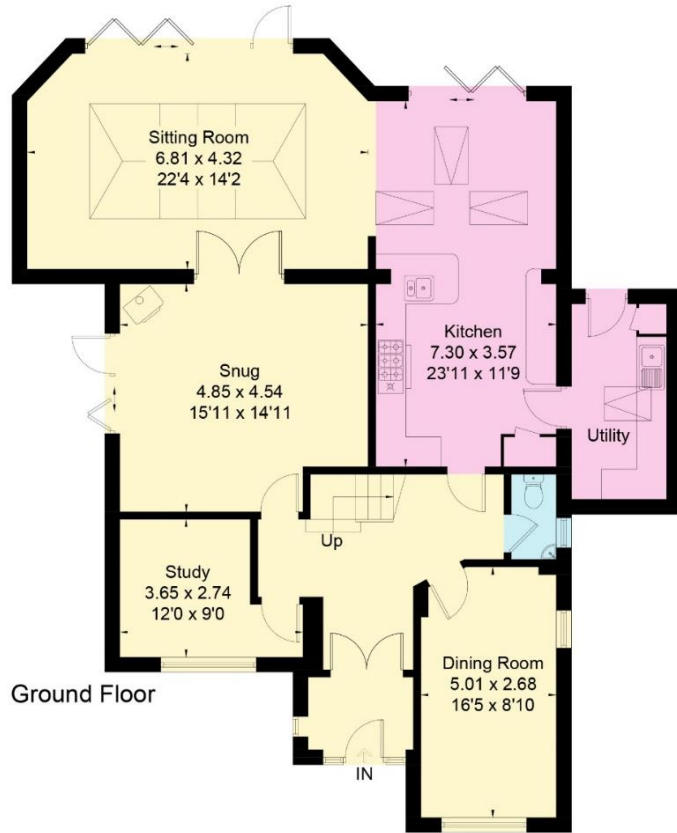
Council Tax: G

Services: The property has mains gas, electricity, water, and drainage.





Approximate Floor Area = 201.5 sq m / 2169 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65957



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