



New Court, Rusham Road, Egham, Surrey **£295,000**







New Court, Rusham
Road, Egham, Surrey

£295,000

Property Description

Situated in central Egham within a five minute walk of the mainline station to Waterloo and Reading. The property includes enclosed porch, lounge, kitchen/breakfast room with access onto patio area, two bedrooms, one with fitted wardrobes and a white bathroom. Benefits include allocated parking, double glazing and a gas central heating system. EPC GRADE AWAITED.

Our View

This property would make an ideal first time buy or buy to let investment due to the close proximity of the mainline station and Royal Holloway College.

Location

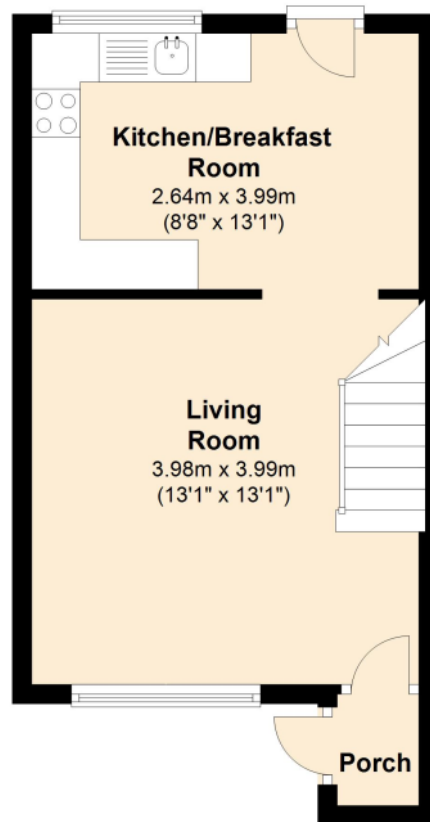
Situated in Central Egham with its wealth of restaurants, bars and shops, There is a mainline station to London Waterloo. Within easy access of local schools and Egham Sports Centre. Attractions within the vicinity include Runnymede Pleasure Grounds and Windsor Great Park.



Two Bedroom House
For full EPC please contact the branch

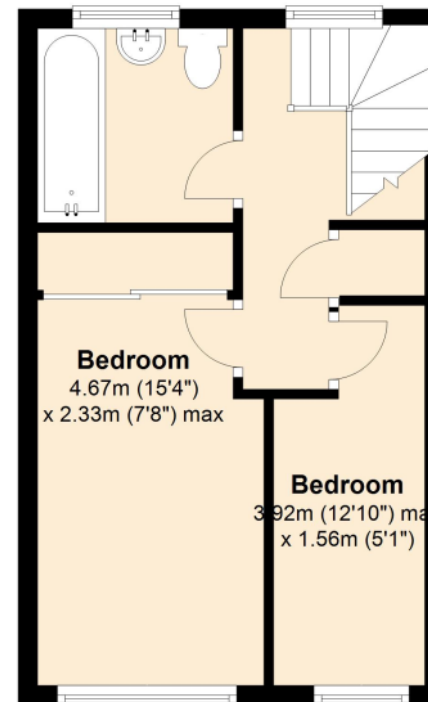
Ground Floor

Approx. 27.9 sq. metres (299.9 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.9 sq. feet)



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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