



39 Laurel Avenue, Englefield Green, TW20 0QD

£510,000

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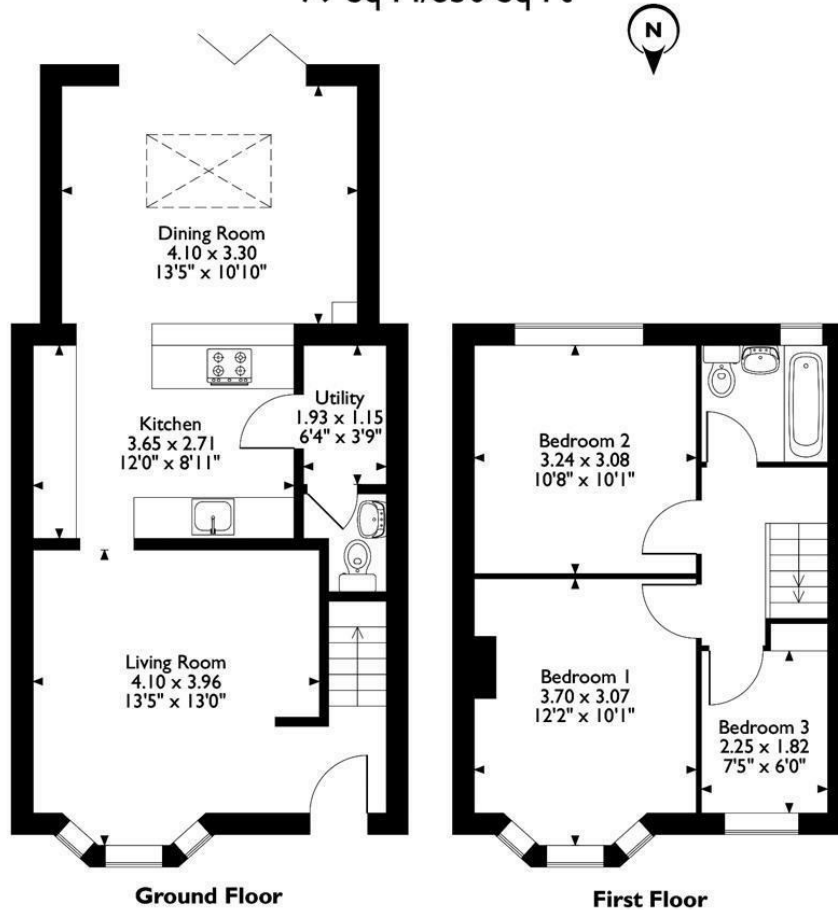
Nestled along the popular Laurel Avenue in Englefield Green, this charming three-bedroom residence exudes warmth and character. Boasting a flexible layout, the ground floor welcomes you with a cozy lounge featuring a wood-burning stove, perfect for those snug evenings. The heart of the home resides in the spacious kitchen/dining room, adorned with a roof lantern that bathes the area in natural light, complemented by underfloor heating for added comfort. The modern kitchen offers ample worktop space and storage, while bi-folding doors seamlessly connect the dining area to the sizable south-facing garden, featuring a lush lawn, summer house and a delightful decking area—an ideal setting for alfresco dining and entertaining.

Upstairs, you'll discover three inviting bedrooms, including two generous doubles and a versatile third bedroom currently utilized as a study. A fully tiled bathroom, with a shower over the bath, completes the accommodation. Other notable features include gas central heating, built-in storage in bedroom one, a useful utility room, a downstairs toilet and off-road parking for two cars with electric charging point. Situated within close proximity to the village green, local amenities, and popular schools, this property offers a harmonious blend of comfort and convenience. With its inviting ambiance and desirable location, this home is already generating significant interest—swift viewings are highly recommended. EPC Rating: C. Contact Aspen Estate Agents to arrange your viewing.



Floor Plan

39 Laurel Avenue Englefield Green, Egham, Surrey
 Approximate Gross Internal Area
 79 Sq M/850 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Features

- Charming three-bedroom residence in Englefield Green's sought-after Laurel Avenue
- Spacious kitchen/dining room adorned with a roof lantern and underfloor heating
- South facing garden includes lush lawn, summer house, and delightful decking area
- Fully tiled bathroom
- Off-road parking for two cars with electric charging point
- Ground floor features a cozy lounge with wood-burning stove
- Bi-folding doors seamlessly connect dining area to sizable south-facing garden
- Three inviting bedrooms upstairs
- Utility room & downstairs toilet

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