



11 Limes Road, Egham, TW20 9QT

This exceptional four double bedroom detached house has been skilfully re-configured & extended and undergone an extensive refurbishment programme by the current owners just several years ago. It has been finished to a high standard and retains a lovely homely feel. Its well laid out accommodation has a warm ambiance throughout.

Egham is an outstanding location with a choice of superb amenities and this property is conveniently located to enjoy them all; the vibrant High Street with individual shops, boutiques, restaurants, wine bars and gastro pubs is just a few minutes' away, as is the mainline train station and supermarkets such as Waitrose are close to hand. Windsor Great Park is very close and the owners utilise nearby Wentworth for a host of sport and leisure facilities. Also Runnymede Hotel, on the banks of the Thames, offers great dining and spa facilities and Runnymede itself, a National Trust site, recently celebrated the 800th year of the signing of the Magna Charter.

The house would ideally suit a family, who will appreciate the generously proportioned rooms and close proximity to both excellent state, private and International schooling. There is much LED lighting, double glazing and a gas central heating system which contribute to a decent EPC rating. The house is also set up with Sky Q wireless and there is also Sky multi room in most rooms.

The good sized enclosed rear garden is a delight, being well-stocked and with an extensive patio which is approached from the bi-fold doors from the huge kitchen/breakfast/family room. This house will tick virtually all boxes there are to tick for most buyers. There is a downstairs cloakroom, utility room, lovely living room, large office/playroom; whilst upstairs are the four proper double bedrooms the master of which is huge and has a Juliette balcony and an ensuite bathroom. There is of course a very nice family bathroom.

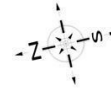
The property has double glazing and gas central heating and has an EPC rating of C.



Floor Plan

11 Limes Road, Egham, TW20 9QT

Approximate Gross Internal Area
193.2 sq m / 2079 sq ft



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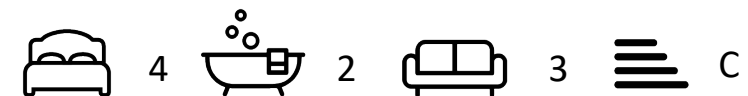
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Features

- Detached House
- En Suite & Family Bathroom
- Living Room
- Kitchen/Breakfast/Family Room
- Parking
- 4 Double Bedrooms
- Downstairs Cloakroom
- Playroom/Study
- Utility Room
- 65 x 45' Secluded Rear Garden

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Tenure - Freehold Council Tax Band - E

