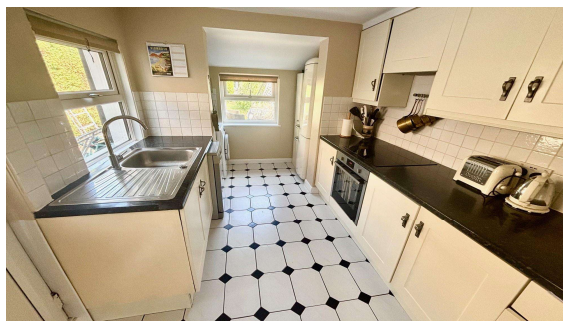




**Denham Road, Egham, Surrey, TW20 9BY**

**£430,000 F/H**



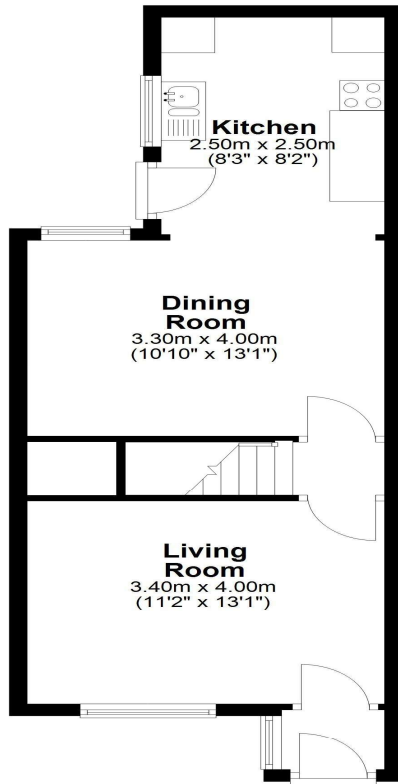
A charming two bedroom Victorian cottage situated in the heart of Egham town centre just yards from High Street amenities. Magna Square, mainline train station. Accommodation comprises entrance porch, two reception rooms, kitchen, first floor luxury bathroom and a well established private rear garden.

**Denham Road, Egham, Surrey, TW20 9BY**

## **FLOOR PLAN**

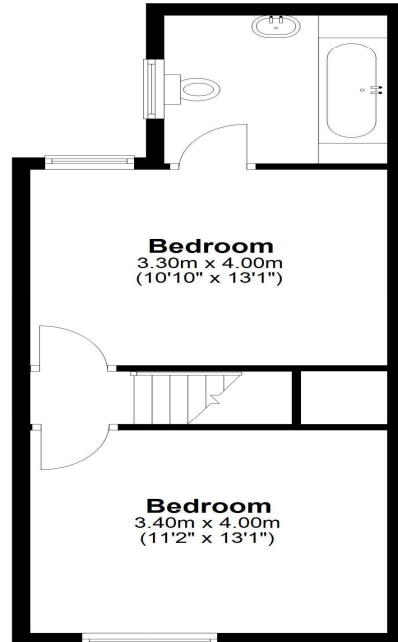
### **Ground Floor**

Approx. 41.9 sq. metres (450.8 sq. feet)



### **First Floor**

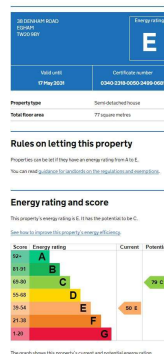
Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 79.6 sq. metres (856.9 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

## **EPC**



**COUNCIL TAX BAND: D** - Runnymede Borough Council

### **VIEWINGS:**

By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

