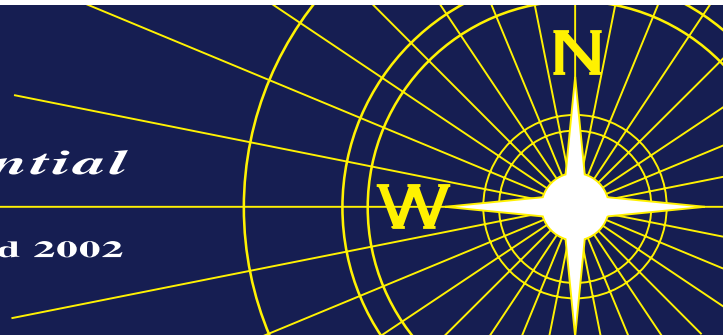


NEVIN & WELLS

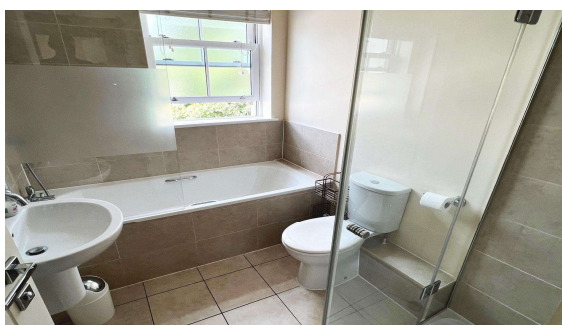
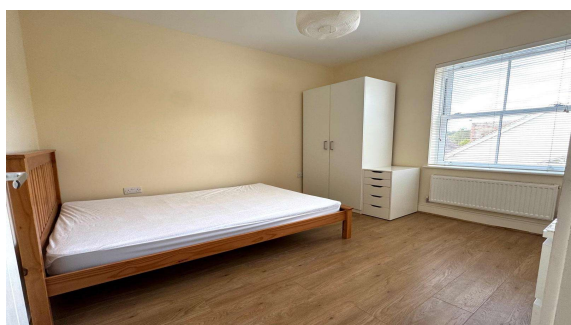
Residential

Established 2002



Rusham Road, Egham, Surrey, TW20 9LS

£325,000 F/H



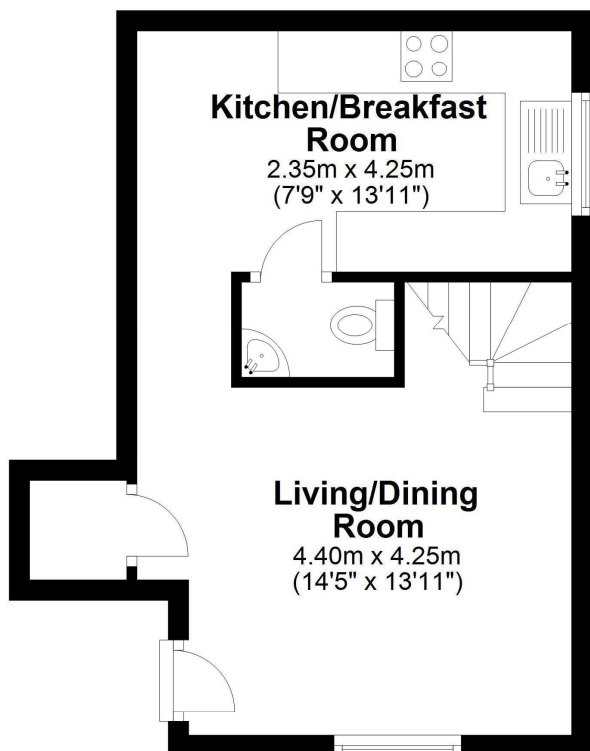
Built in 2013, a superbly presented end of terrace freehold property, minutes from Magna Square and Egham mainline station. This modern home benefits from a spacious lounge, open plan kitchen/diner, downstairs WC, two double bedrooms, four piece bathroom, double glazing and gas central heating. Access to M25/M3/M4 is also close at hand and Heathrow Airport is a 10 minute drive. An ideal first time buy or investment (£1,500 rent= 6% return). **NO CHAIN.**

Rusham Road, Egham, Surrey, TW20 9LS

FLOOR PLAN

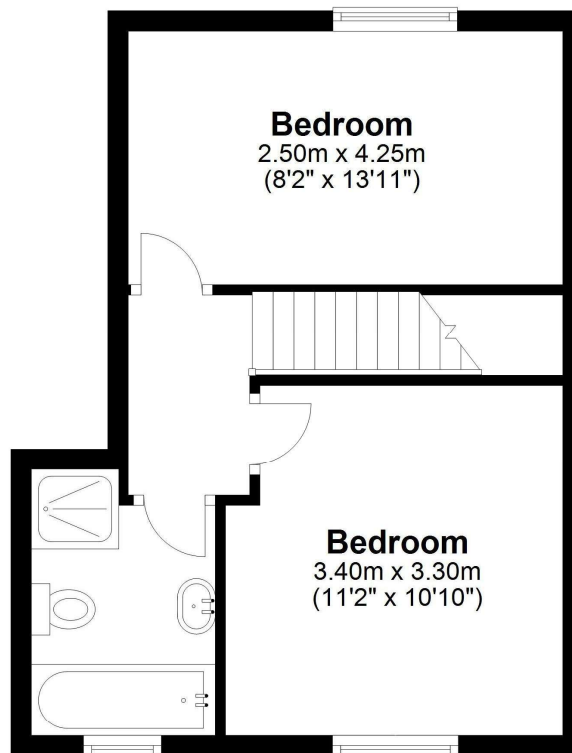
Ground Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



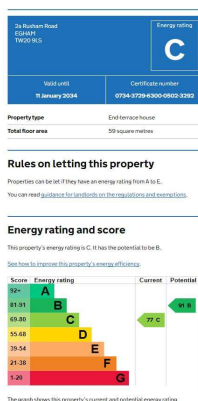
First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



Total area: approx. 61.4 sq. metres (660.8 sq. feet)

EPC



COUNCIL TAX BAND:

C - Runnymede Borough Council

VIEWINGS:

**By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk**



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