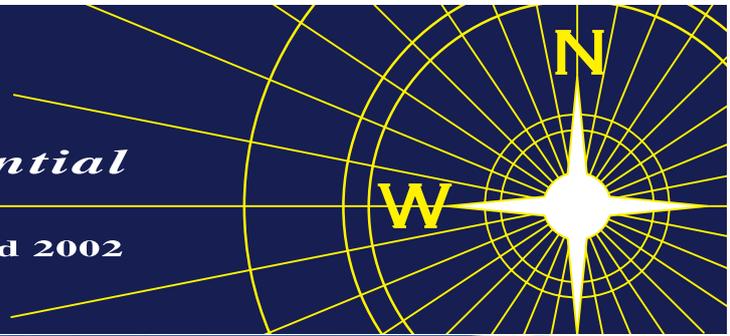


# NEVIN & WELLS

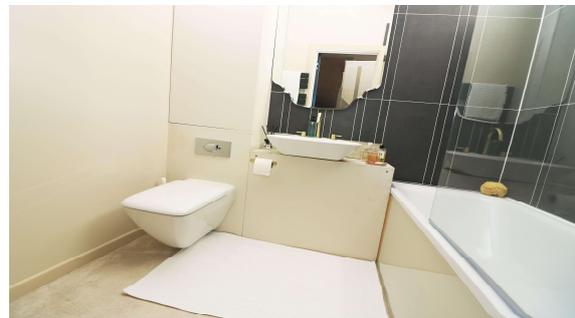
*Residential*

Established 2002



**Runnemeade Court, Egham, TW20 9AA**

**£440,000 F/H**



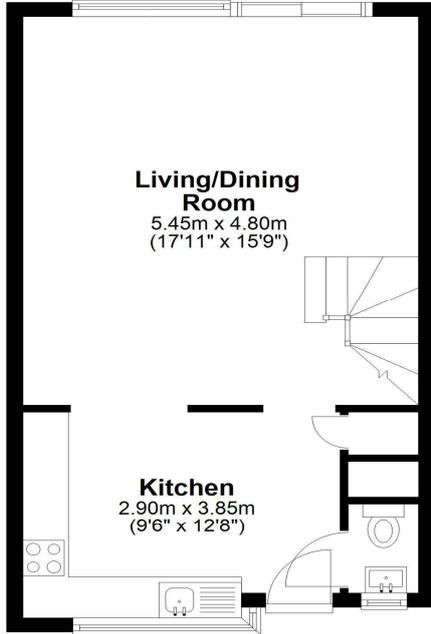
A stunning 1960's built home offering contemporary styling and large inviting rooms. The spacious accommodation consists of open plan kitchen/dining/living, two full width bedrooms, luxury bathroom, downstairs cloakroom and top floor study. Externally, there is a South facing roof terrace, neatly landscaped rear garden and private two car driveway and garage in block. The High Street, station (Waterloo 39 minutes) and Orbit leisure centre are within a ten minute walk.

# Runnemed Court, Egham, Surrey, TW20 9AA

## FLOOR PLAN

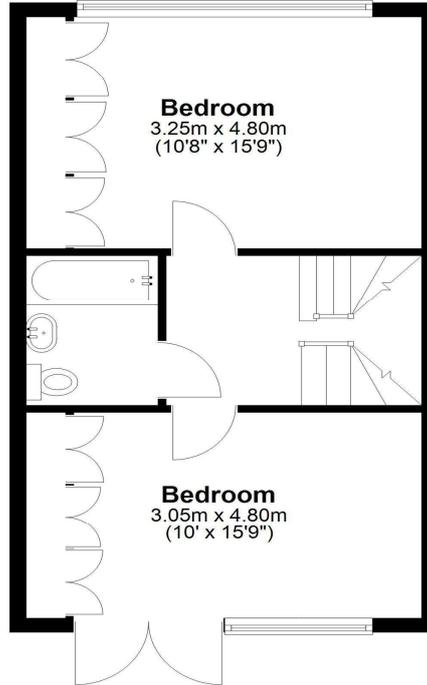
### **Ground Floor**

Approx. 39.8 sq. metres (428.8 sq. feet)



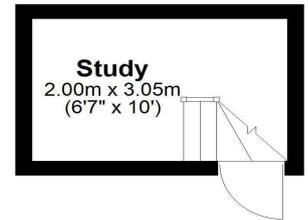
### **First Floor**

Approx. 41.3 sq. metres (444.6 sq. feet)



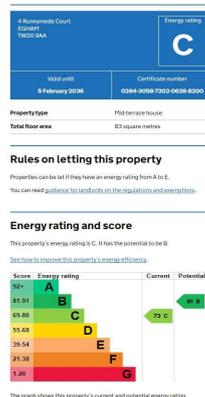
### **Second Floor**

Approx. 6.1 sq. metres (65.8 sq. feet)



Total area: approx. 87.2 sq. metres (939.1 sq. feet)

## EPC



### REAR GARDEN:

Approx. 25ft (7.62m) neatly landscaped

### GARGE:

Single garage in adjacent block

### 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)



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