






LYNDEN HOUSE

Englefield Green | Surrey



A GATED AND DETACHED FAMILY HOME

in Englefield Green.

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Local Authority: Runnymede Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,750,000



LYNDEN HOUSE

A five-bedroom, beautifully presented family home situated in a sought-after location close to the high street amenities of Englefield Green.

Set behind electric gates with a driveway for approximately three cars, this imposing detached family home offers a generous 3,166 sq. ft. Offering an entrance hallway with beautiful solid wooden flooring throughout, which leads to the open plan kitchen and dining room at the rear of the house, refurbished fully by the current owner. The kitchen-diner offers bi-folding doors to the rear garden, with an adjoining utility room. The ground floor also comprises a sitting room with an open fireplace, a generous family/entertainment room, a downstairs cloakroom and a further living room previously configured as guest bedroom to suit multi-generational living.



THE FIRST FLOOR & OUTDOORS

The first floor comprises of a generous landing overlooking the garden, perfect for an office or library, along with a spacious master bedroom suite with a separate walk-in wardrobe, separate adjoining dressing room or study and en suite shower room. A further bedroom with en-suite and an additional three bedrooms and family bathroom complete the upstairs.

The house offers a garage and benefits from a fully enclosed, westerly facing rear garden with an elevated patio and summer house.





LOCATION

Englefield Green is a sought-after village located east of Windsor Great Park, great for long walks, jogging and biking. There is an array of restaurants, pubs, shops, a junior school and ACS School close by.

The house is positioned only 0.5 mile walk from the park and is well situated for Windsor, Virginia Water and connections via the M25 and M3.

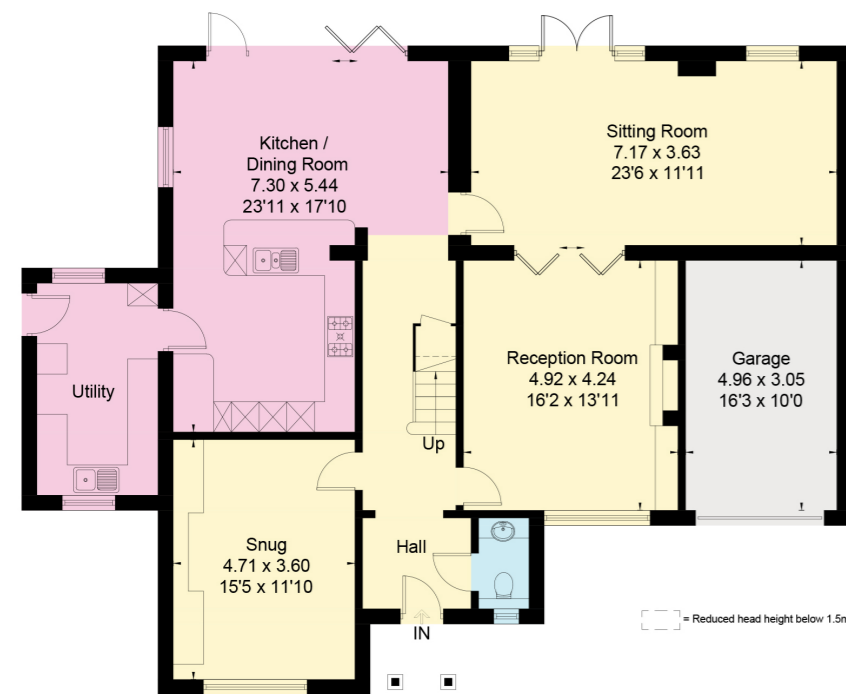
Well renowned local schooling; ACS, Bishopsgate School, St. John's Beaumont, St. George's Windsor, Eton College, St. Mary's Ascot, St. George's Ascot, TASIS. Two local Primary Schools. Coach services to Hampton School, Lady Eleanor Holles, Sir William Perkins Chertsey.

Rail to London Waterloo from Egham and Staines. Access to M25 via Junction 13, to LHR, M3, M4.

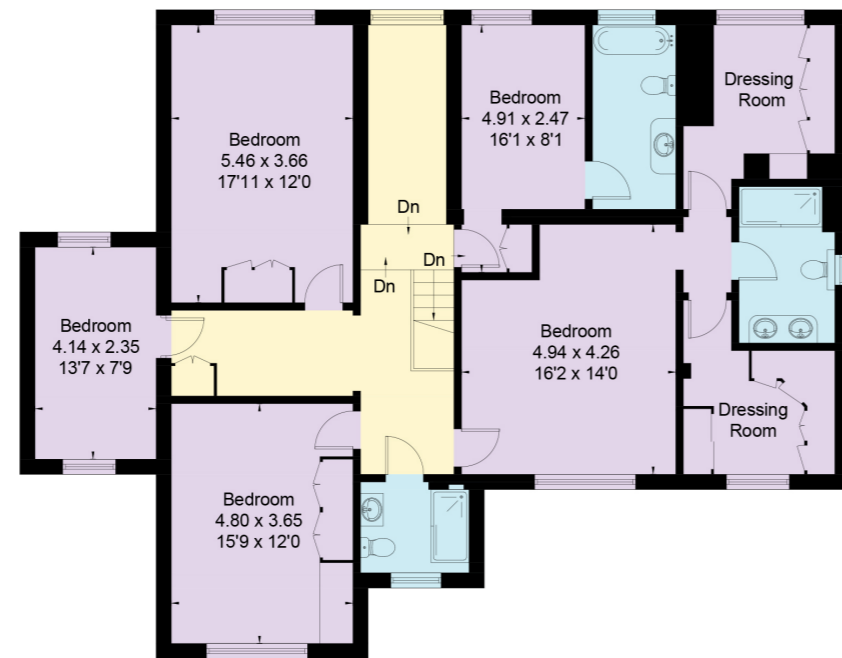
Please note: all distances are approximate.



Approximate Floor Area = 276.3 sq m / 2974 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 291.1 sq m / 3133 sq ft



Ground Floor



First Floor



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105875

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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