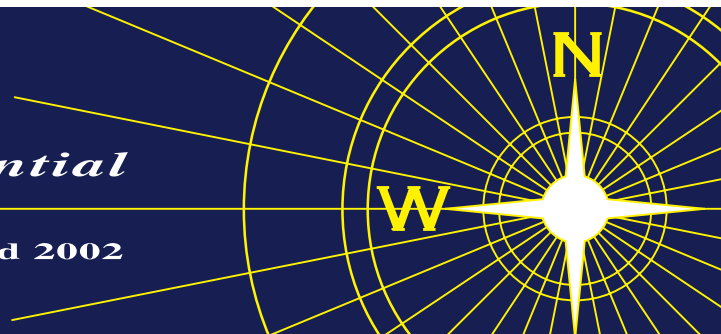




The Crescent, Egham, Surrey, TW20 9PQ

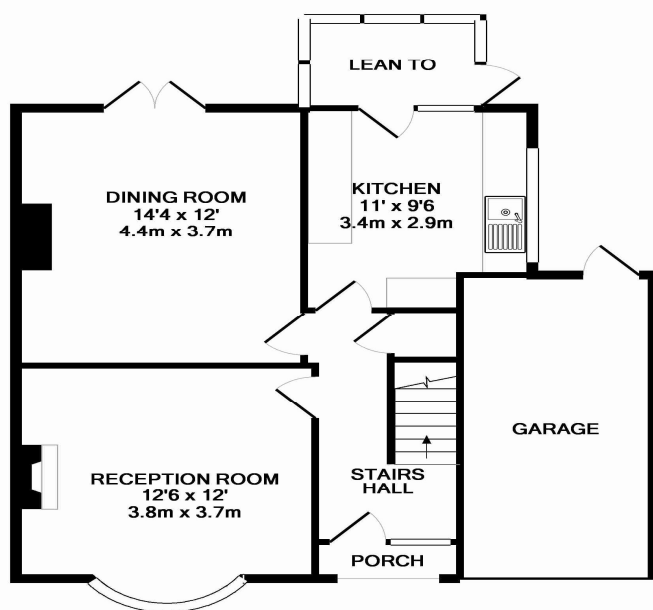
£600,000 F/H



A 1930's built extended four bedroom family home, situated within a five minute walk of mainline station, schools and High Street. Benefits include two large reception rooms, feature panelling and parquet flooring, modern bathroom and secluded 80ft (24.38m) garden. There is parking for two cars and a single garage to side. Access to Runnymede National Trust and Orbit Leisure Centre is also close at hand. NO ONWARD CHAIN

The Crescent, Egham, Surrey, TW20 9PQ

FLOOR PLAN

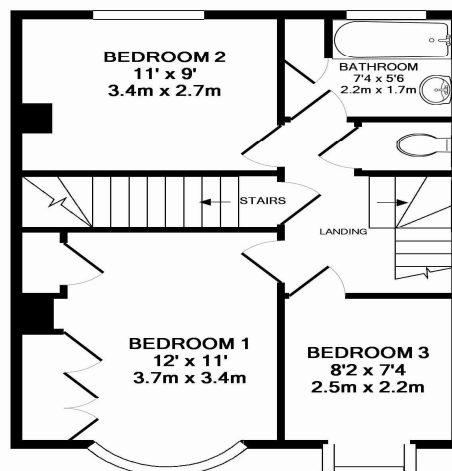


GROUND FLOOR
APPROX. FLOOR
AREA 690 SQ.FT.
(64.1 SQ.M.)

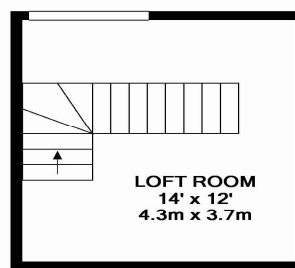
TOTAL APPROX. FLOOR AREA 1303 SQ.FT. (121.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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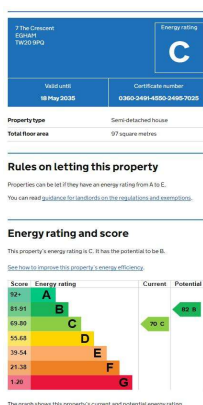


1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 167 SQ.FT.
(15.5 SQ.M.)

EPC



REAR GARDEN:

80ft (24.38m) A secluded and mature garden with side access

GARAGE:

Single garage via a private driveway

COUNCIL TAX BAND:

E - 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.