



Ambleside, Egham, Surrey, TW20 8JN - Guide Price £700,000 to £720,000

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12 Ambleside, Egham, Surrey, TW20 8JN

Tenure: Freehold

Quick Summary

Price:	Guide Price: £700,000 to £720,000
Property Type:	Detached House
Beds:	4
Baths:	2
Reception Rooms:	1
Council Tax Band:	G

Features

Executive Four Bedroom Detached On An Enviabl Plot Separate Utility Room Principal Bedroom with En-Suite Bathroom Attractive Gardens to the Front & Rear Thorpe Lea Recreation Ground less than 100m	Well Proportioned Living Room & Kitchen/Dining Room Re-Fitted Ground Floor W.C Re-Fitted Modern Family Shower Room Off Road Parking & Electric Garage Door Flexible Viewing with Prior Appointment
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Property Description

Located in Egham, this executive-style detached family home presents an excellent opportunity to acquire a wonderful double fronted property with a generous driveway.

Internally, the ground floor layout is likely to appeal to a wide range of buyers. A beautifully proportioned sitting room, complete with a gas fireplace, overlooks both the front and rear gardens. In addition, there is a superbly proportioned kitchen/dining room that acts as the heart of the home, offering a variety of living and entertaining options thanks to the generous space available. Like the sitting room, views are also enjoyed over both the front & rear gardens.

Practicality is well catered for with a dedicated utility room and a recently re-fitted downstairs cloakroom.

To the first floor, the principal bedroom benefits from fitted wardrobes and private en-suite facilities, while three further bedrooms are served by a modern re-fitted shower room.

A particular feature of this home is the well-proportioned rear garden, with mature trees creating a highly enjoyable and private setting. Benefiting from an abundance of sunlight due to its position, shaded areas provide a welcome retreat during warmer weather. With the patio area situated directly off the sitting room, the garden offers a setting that will be considered as almost perfect setting for many families.

Completing this fine family home is an attractive front garden, generous driveway, and a large garage with electric door.

Council Tax Band: G (Runnymede)

EPC Rating: C

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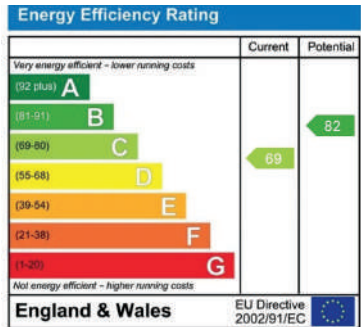
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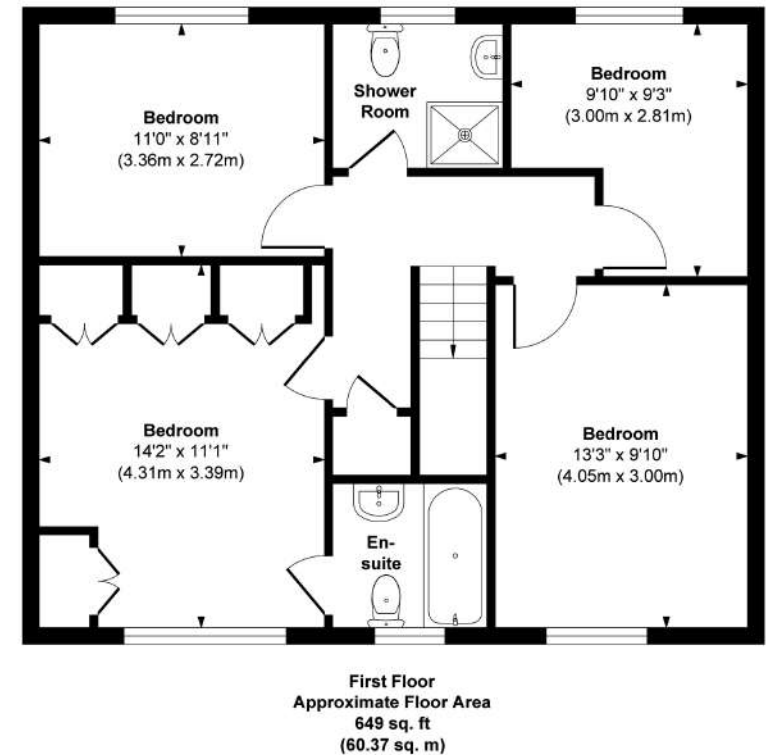
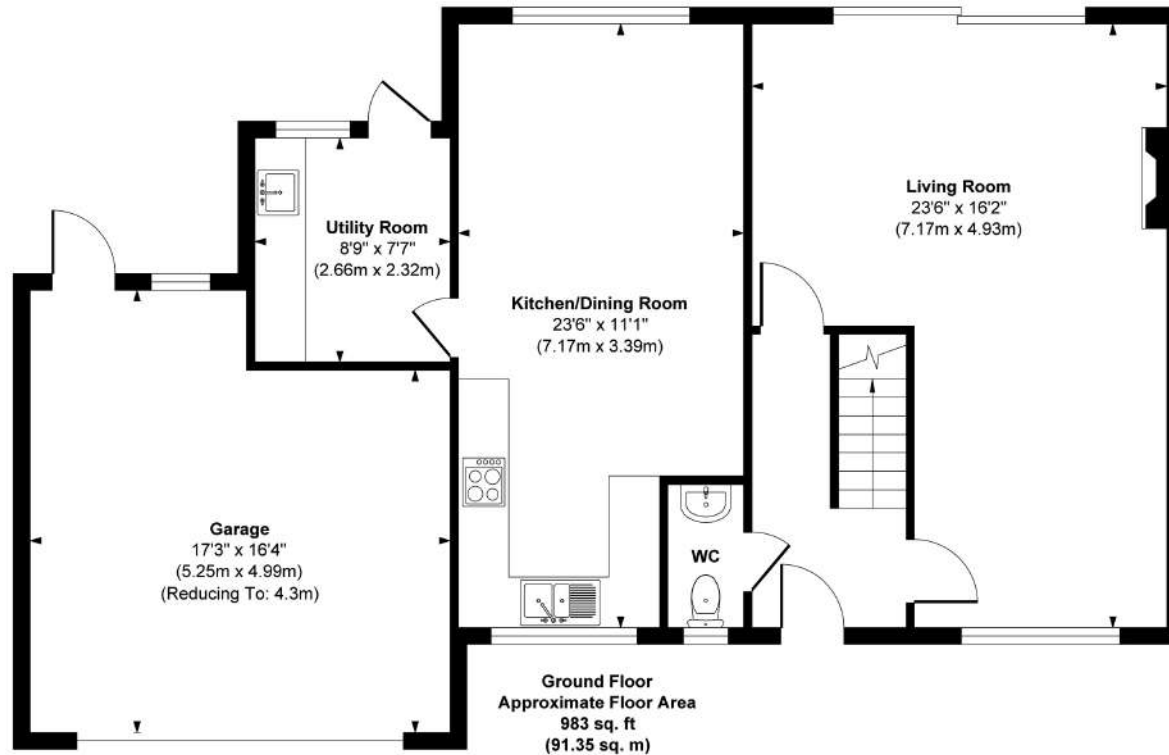
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Approx. Gross Internal Floor Area 1632 sq. ft / 151.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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