



Maple Croft, Stapleton Close, Egham, Surrey, TW20 8HY - £820,000

www.stuardix.exp.uk.com

Maple Croft, Stapleton Close, Egham, Surrey, TW20 8HY

Tenure: Freehold

Quick Summary

Price:	£840,000
Property Type:	Detached House
Beds:	4
Baths:	3
Reception Rooms:	2
Council Tax Band:	F

Features

Built by Cala Homes to The Mulberry Design
Open-Plan Modern Living/Kitchen/Dining
Principal Suite with Dressing Room & En-Suite
Family Bathroom & 2nd Family Shower Room
Plantation Style Shutters

Detached Home Backing onto Egham Cricket Club
Select Development of Executive Homes
Four Double Bedrooms & Study
Ground Floor W.C
Driveway & EV-Charging

Property Description

Built by Cala Homes on the exclusive Maple Croft development, this four-bedroom detached home, backing onto Egham Cricket Club, is a stunning example of modern living at its finest. Beautifully presented throughout, the setting offers something truly special.

As a result, the newly built detached homes of The Mulberry design here are now all sold out, making this an unexpected resale opportunity to acquire one of the earliest detached plots sold – *Ideally positioned, overlooking a small green to the front, with protected trees, and Egham Cricket Club to the rear.*

Family life is central to the design. Internally, the ground floor offers an open-plan kitchen, family and living space that provides the perfect area for dining and relaxed family time, embracing the rear garden and club setting while enjoying an abundance of natural light thanks to many of the home's thoughtful design features.

The balance between practical day-to-day living and the formalities of a well-proportioned living room has been executed exceptionally. Overlooking the green and enhanced by finishing touches such as plantation-style shutters, the ground floor impresses on every level.

The flow of the home continues on the upper floors, with a principal suite boasting a private dressing room and en-suite shower facilities. The first floor also offers a further double bedroom, a beautiful bathroom and a separate laundry room. Many of the rooms are also finished with plantation shutters.

The second floor comprises two further well-proportioned bedrooms, each newly fitted with wardrobes and shutters, an excellent-sized shower room and a private study.

Less than one year old, this impressive home also benefits from off-road parking, EV charging, a GSHP heating system, integrated appliances and much more.

Council Tax: F (Runnymede)

EPC Rating: B

Communal Maintenance Charge: £500 Annually

IMPORTANT:

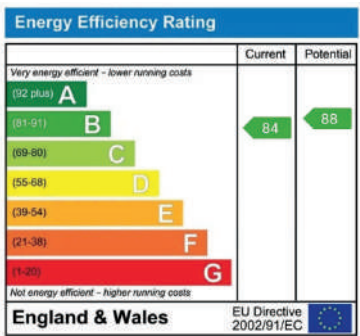
The information stated in regard to this property does not establish an offer or contract, neither will it be considered as representations. It is in the responsibility and obligation of all interested parties to confirm exactitude and your solicitor must check tenure and all lease information, fixtures and fittings, and any planning/building regulations where the property has been extended/converted/added to by way of additional buildings, perimeter boundaries or otherwise to confirm legal statuses, definitions and uses. Should details in these respects be required, please make a written request to which a response will be given where possible. All measurements and dimensions are estimated and noted exclusively for guidance purposes only as floor plans are not to scale and their exactness cannot be confirmed in any way shape or form. Therefore the details provided must be regarded as inaccurate. Do not use any of the measurements to order carpets, fittings, carry out works, estimate sizes for furniture or obtain quotations for any intended works. Neither eXp UK nor the agent instructed to market this property has any authority to make or give any representations or warranty whatsoever in relation to this property.

PLEASE NOTE: Photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale.

REFERENCE TO APPLIANCES and/or facilities does not imply that they are necessarily included, operational or functioning for the purpose as none of these are tested, checked for safety or otherwise. Your solicitor must check all information in this regard during the conveyancing process. Whilst the details contained within have been prepared in good faith, due to the nature of potential changes & inaccuracies; should you wish to check any of the details contained within, please make an official enquiry in writing to which checks will be carried out to confirm (to the best of the ability of the designated representative) the nature of your enquiry with a written response.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be required by law to produce identification documentation which will incur a charge of £30 per individual wishing to proceed by way of intended purchase. Please note this amount is strictly non-refundable as it is assumed by way of payment on your behalf to a third party Anti-Money Laundering Verification Firm that you as the purchaser(s) agree to the terms stated, and; are therefore making a decision based solely on your own volition and intent with full knowledge of the terms outlined within to proceed towards an intended purchase.

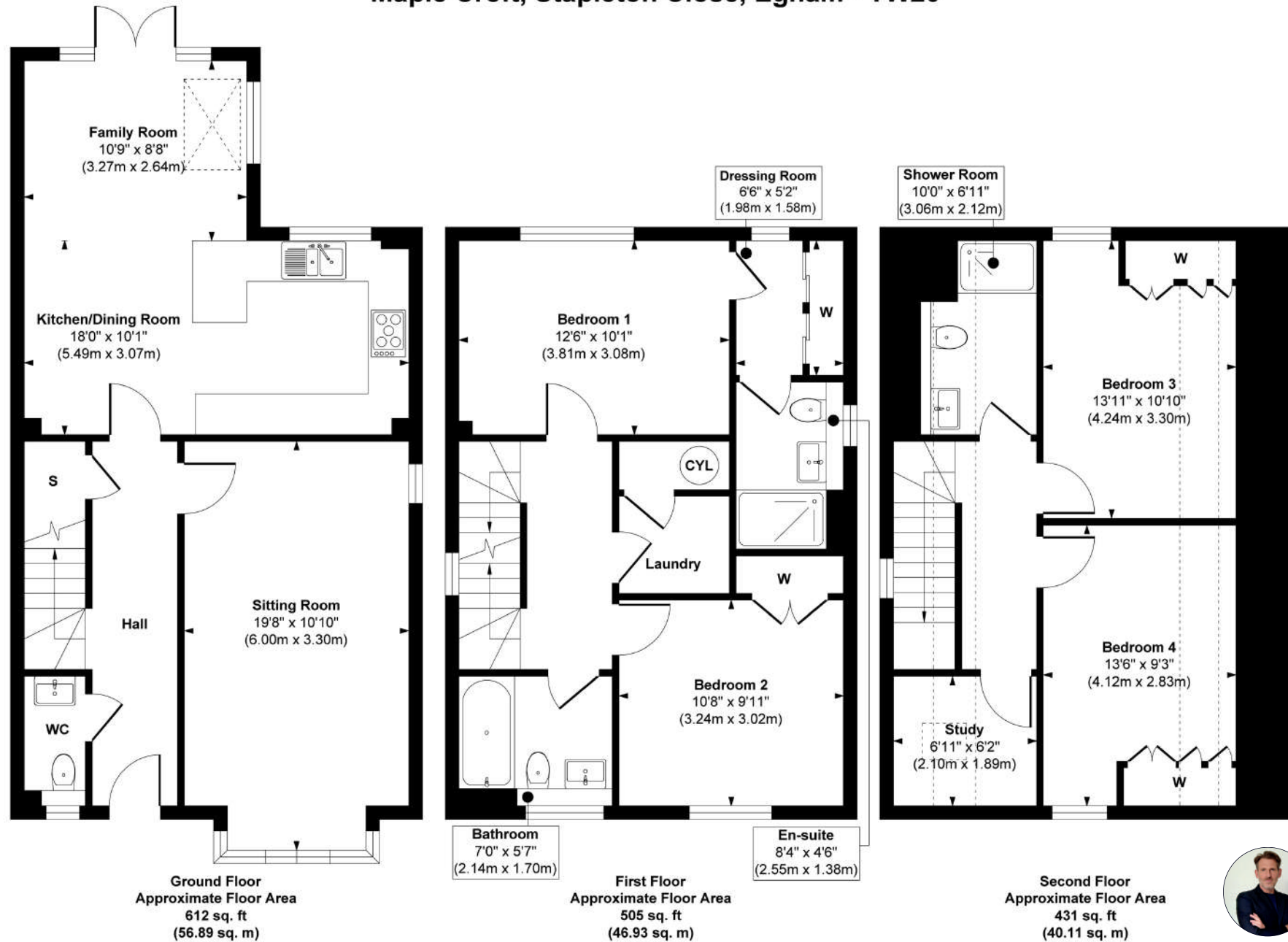
OFFER / PURCHASE TERMS: Any intended purchaser must supply suitable proof of financial funds prior to any offer being formally agreed. It is expected that any intended purchaser will already have confirmation in place of suitable financial arrangements prior to any offer being formally agreed alongside an appointed legal representative in respect of conveyancing.



STUART DIX
exp

Mon to Fri: 9am to 7pm Sat: 9am to 5pm
E: stuart.dix@expuk.com W: stuartdix.exp.uk.com

Maple Croft, Stapleton Close, Egham - TW20



Approx. Gross Internal Floor Area 1548 sq. ft / 143.93 sq. m

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

Produced by Elements Property



STUART DIX

exp UK



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)





Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



~ Personal Agency At It's Finest ~

STUART DIX
exp

Arrange A Free Property Valuation: [CLICK HERE](#)