

# NEVIN & WELLS

*Residential*

Established 2002



**Albany Place, Egham, Surrey, TW20 9HG**

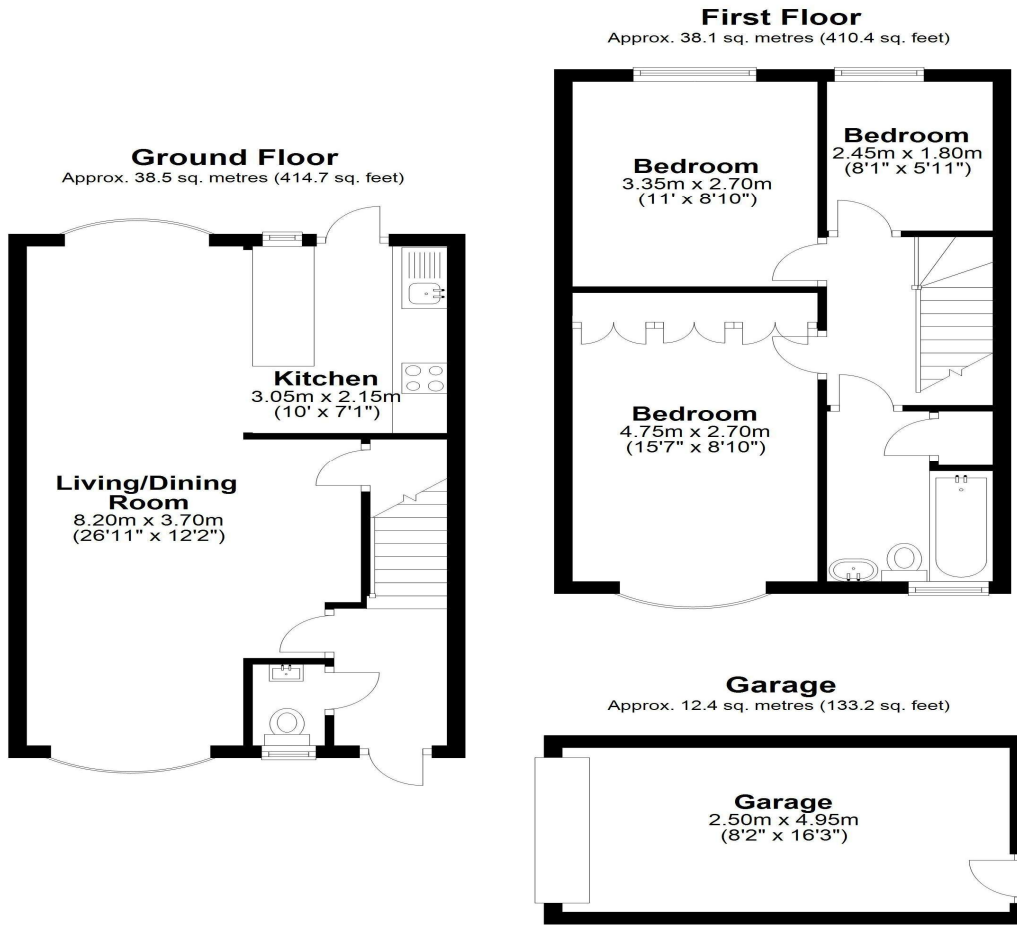
**£460,000 F/H**



A superb three bedroom home situated close to Egham High Street, mainline station and Magna Square with Everyman cinema and fantastic restaurants. In addition this property offers a ground floor cloakroom, garage with access from garden and a modern open plan kitchen to the lounge/diner. Located in a cul-de-sac and offering no onward chain.

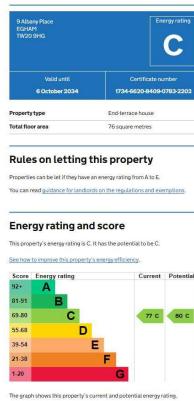
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FLOOR PLAN



Total area: approx. 89.0 sq. metres (958.3 sq. feet)

EPC



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.