

**Crown Street, Egham, Surrey, TW20 9BH**

**£540,000 F/H**

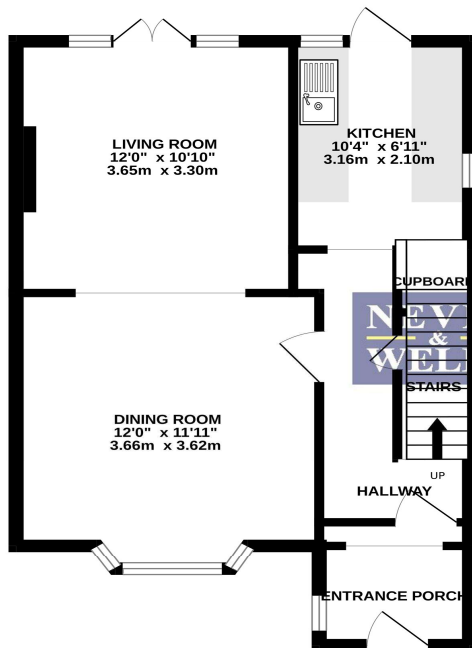


A fully refurbished 1930's built three bedroom family home, situated in the heart of Egham town centre, minutes from the High Street and Magna Square. The mainline station, local schools and leisure centre are also a few minutes' walk away. This spacious property is light and airy and offers modern kitchen and bathroom, private 70ft (21.34m) rear garden and off street parking. Access to the M25, Heathrow Airport and Windsor Great Park is also close at hand. **No chain.**

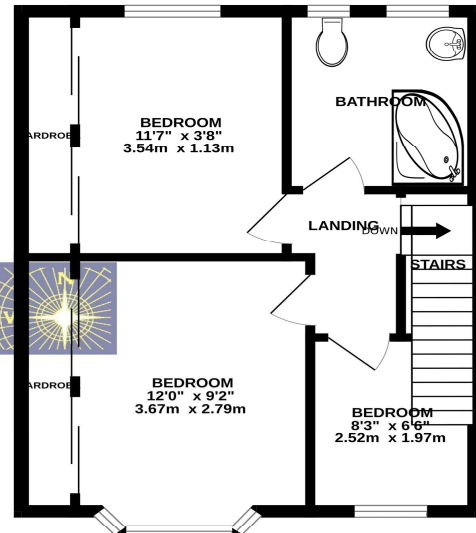
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### FLOOR PLAN

GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



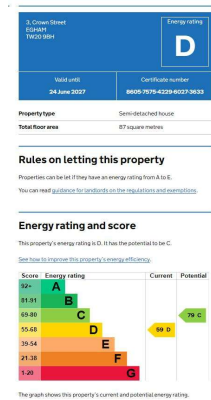
1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### EPC



### REAR GARDEN:

70ft(21.34m) Neatly landscaped with stone patio, outside tap, lawn area, various shrubs and side access.

### DRIVEWAY:

Private drive to front with space to park one car

### 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](http://www.nevinandwells.co.uk)



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