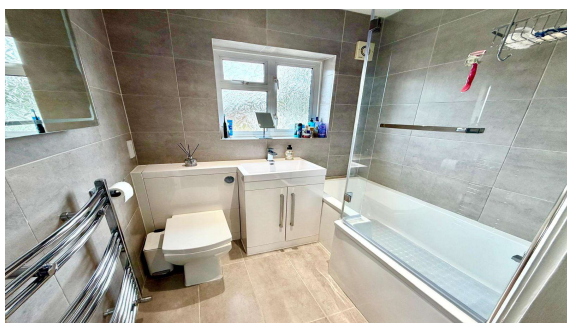
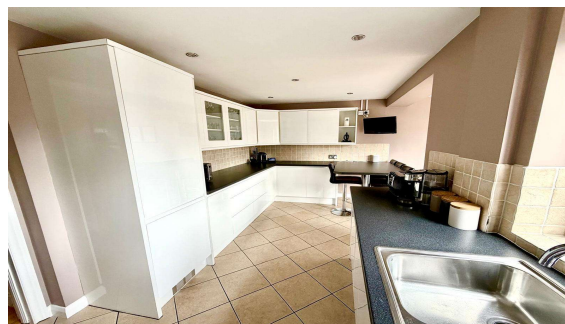
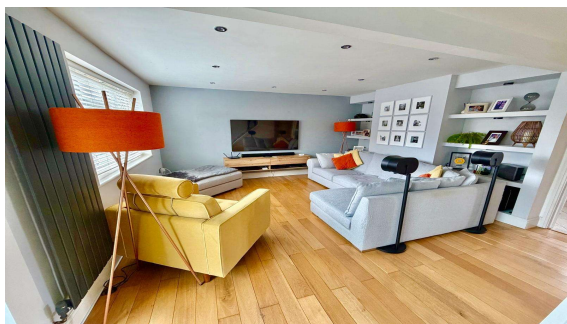




**Huntingfield Way, Egham, TW20 8DU**

**£475,000 F/H**



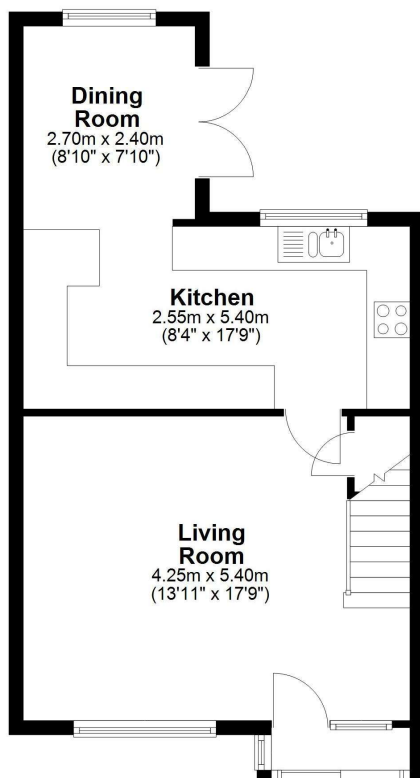
A beautifully presented extended three bedroom terrace property situated in a popular residential area, within just yards of local nurseries, schools and public transport facilities. The property has undergone many improvements by the current owners to include a stunning fitted kitchen/dining room, luxury first floor family bathroom, lounge/dining room, private landscaped rear garden, a bespoke home office/entertainment room and off street parking for up to three vehicles.

# Huntingfield Way, Egham, Surrey, TW20 8DU

## FLOOR PLAN

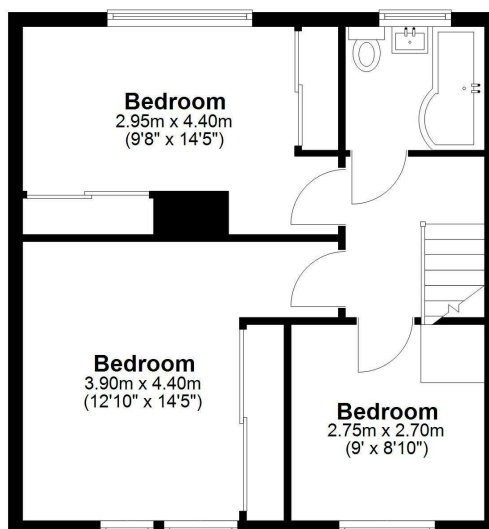
### **Ground Floor**

Approx. 45.3 sq. metres (488.1 sq. feet)



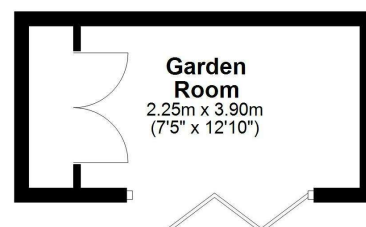
### **First Floor**

Approx. 44.7 sq. metres (481.3 sq. feet)



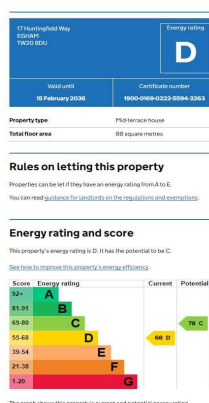
### **Garden Room**

Approx. 10.4 sq. metres (112.0 sq. feet)



Total area: approx. 100.5 sq. metres (1081.4 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.