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 Enviable 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

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 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

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. The current status in respect of building regulations or permissions is: Unknown. 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.

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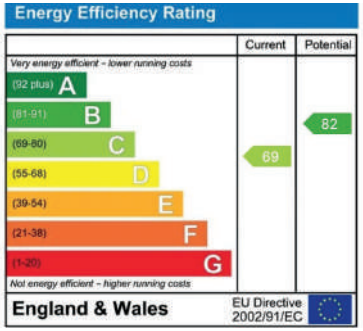

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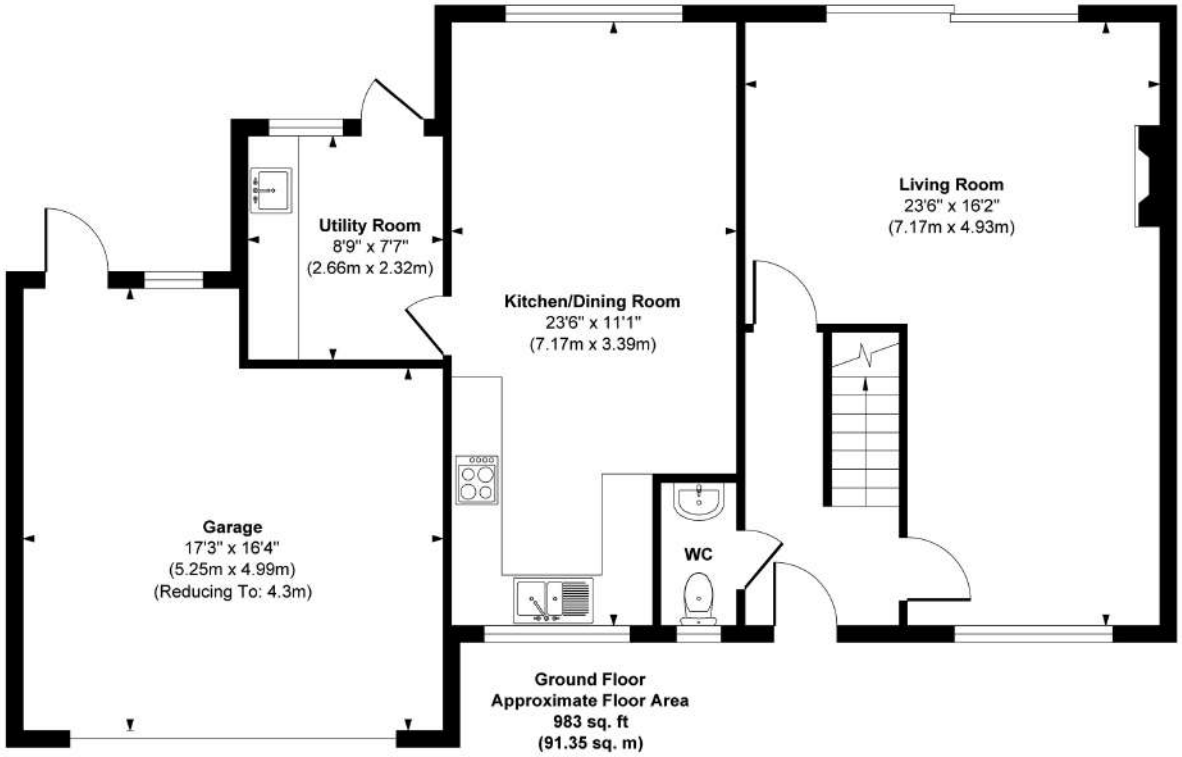
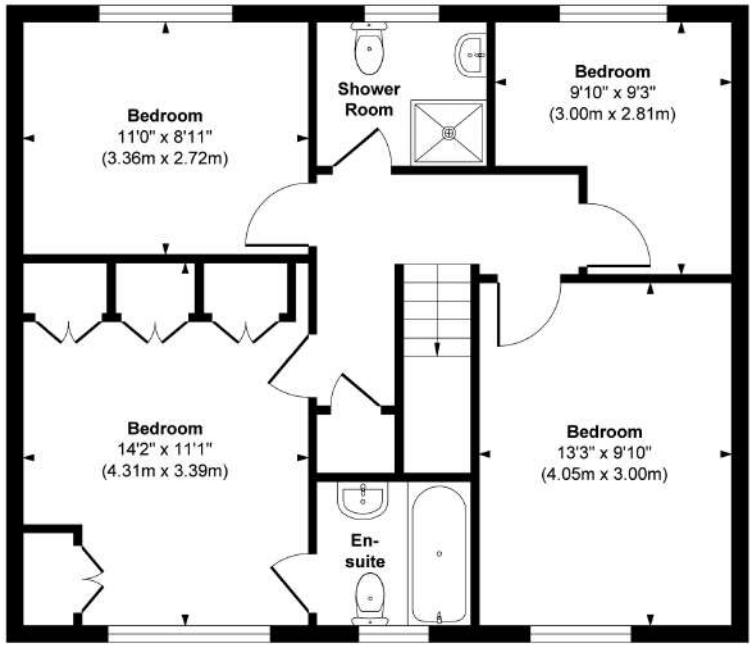


Ground Floor
Approximate Floor Area
983 sq. ft
(91.35 sq. m)



First Floor
Approximate Floor Area
649 sq. ft
(60.37 sq. m)

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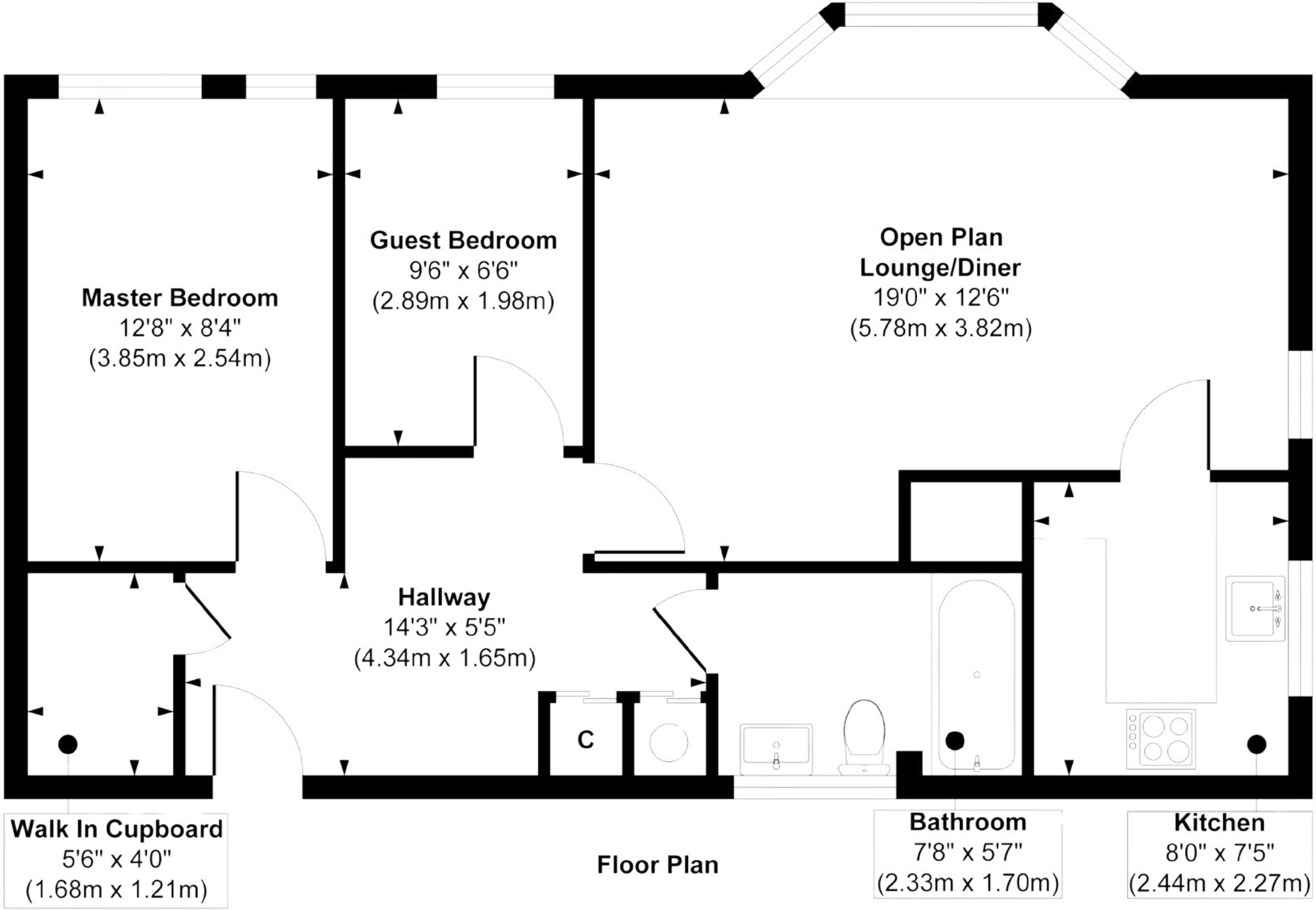
Approx. Gross Internal Floor Area 1632 sq. ft / 151.72 sq. m

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

Produced by Elements Property


Master Bedroom
12'8" x 8'4"
(3.85m x 2.54m)
Guest Bedroom
9'6" x 6'6"
(2.89m x 1.98m)
Open Plan
Lounge/Diner
19'0" x 12'6"
(5.78m x 3.82m)
Hallway
14'3" x 5'5"
(4.34m x 1.65m)
C
Walk In Cupboard
5'6" x 4'0"
(1.68m x 1.21m)
Bathroom
7'8" x 5'7"
(2.33m x 1.70m)
Kitchen
8'0" x 7'5"
(2.44m x 2.27m)

Floor Plan

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