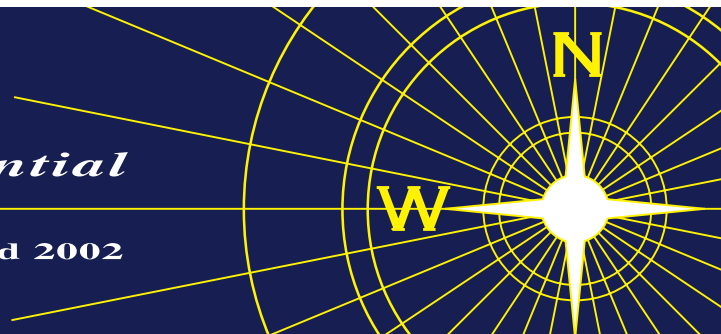




Rusham Road, Egham, Surrey, TW20 9LP

£535,000 F/H



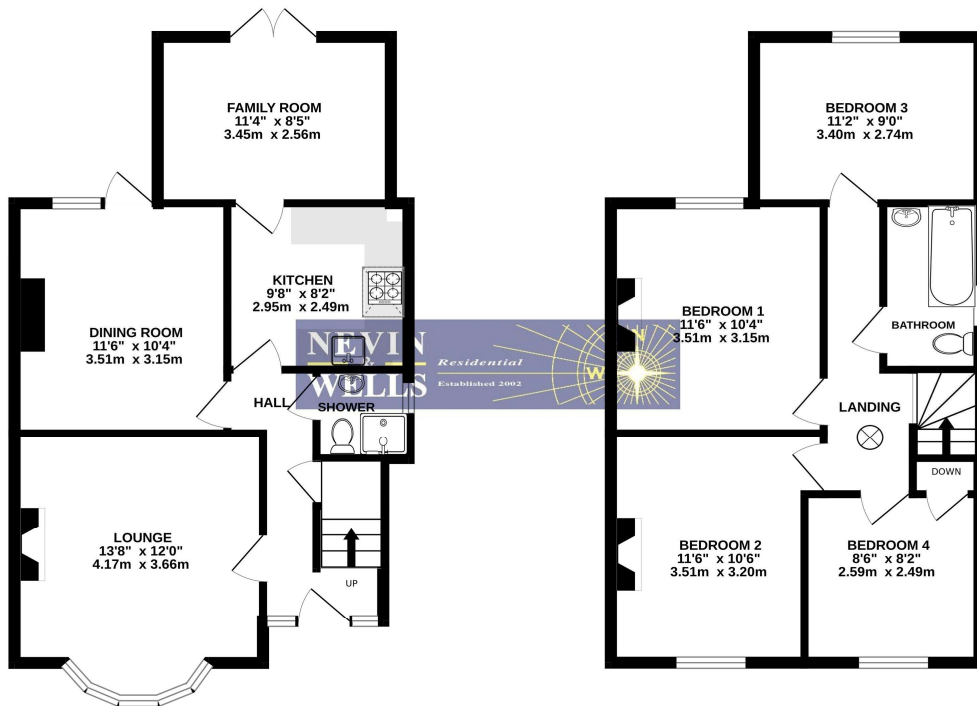
A 1930's built four bedroom extended family home, offering three reception rooms and two bathrooms, positioned in the heart of the town. This spacious property has just been freshly decorated and offers modern kitchen, feature fireplaces, secluded 50ft (15.24m) garden and two car drive. There is potential to open up the accommodation to a more contemporary layout. The mainline station, local school, Magna Square and High Street are on your doorstep. NO ONWARD CHAIN.

Rusham Road, Egham, Surrey, TW20 9LP

FLOOR PLAN

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.

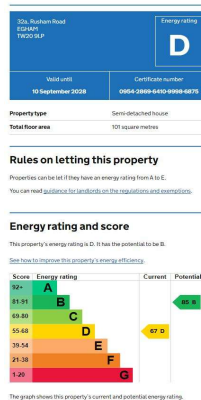
1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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:

50ft (15.24m) Lawn, timber deck, fruit trees, side access

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



All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.