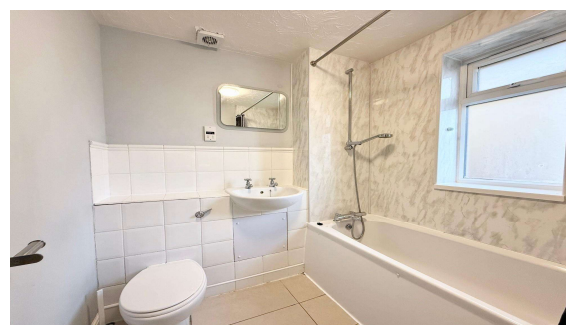
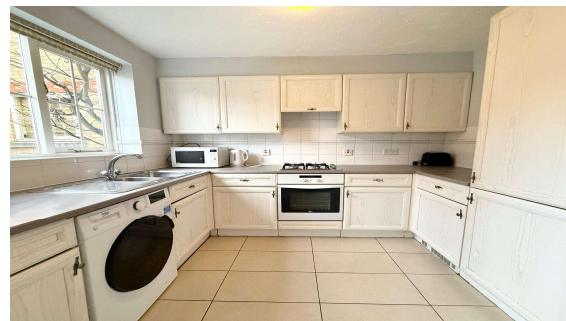
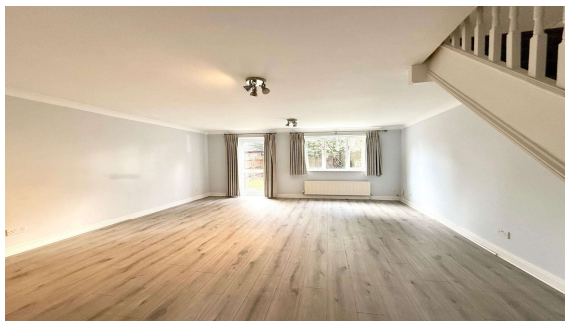




**Nightingale Shott, Egham, TW20 9SU**

**O.I.E.O £450,000 F/H**



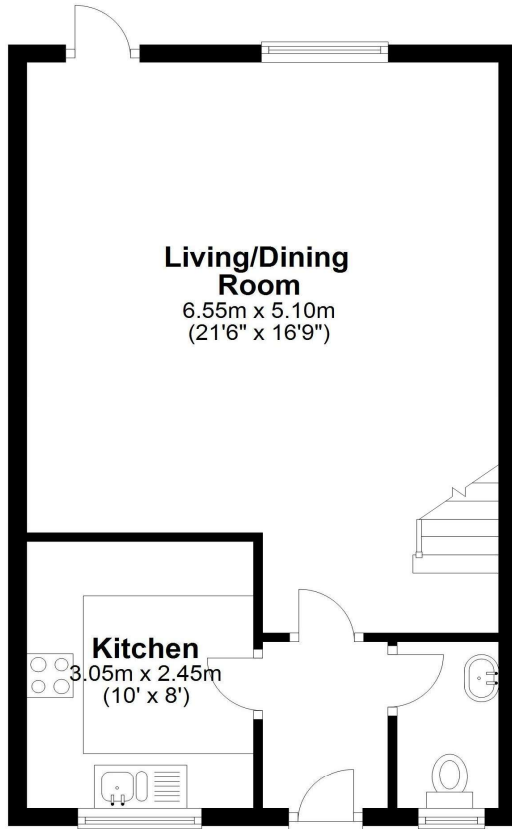
Available with vacant possession and no onward chain, is this well presented three bedroom end of terrace home located in a popular cul-de-sac. The property comprises entrance hallway, fully fitted kitchen, down stairs WC, spacious lounge/diner, first floor bathroom, an en-suite to master bedroom. In addition there is gas central heating, private rear garden and single garage. Egham High Street and mainline station are within a five minute walk. Ideal family home or investment, with a rent of £2,500pcm achievable.

# Nightingale Shott Egham, Surrey, TW20 9SU

## FLOOR PLAN

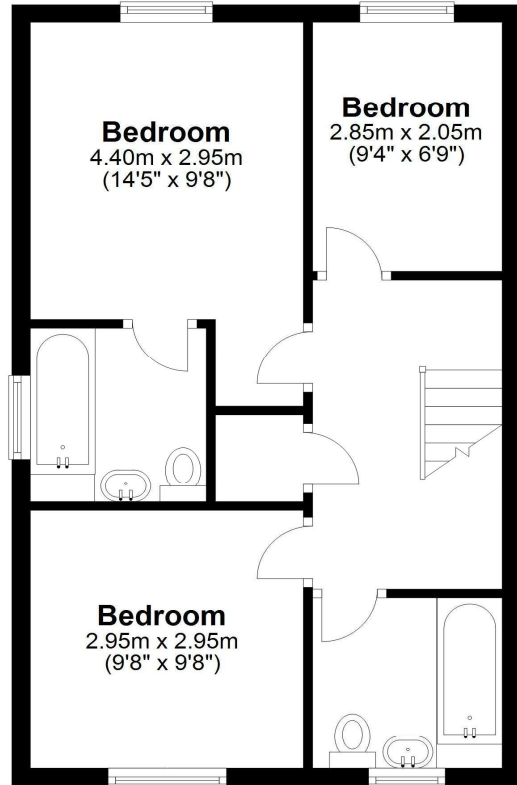
### **Ground Floor**

Approx. 43.6 sq. metres (469.7 sq. feet)



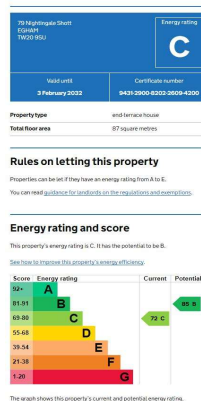
### **First Floor**

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 87.3 sq. metres (939.4 sq. feet)

## EPC



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)



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