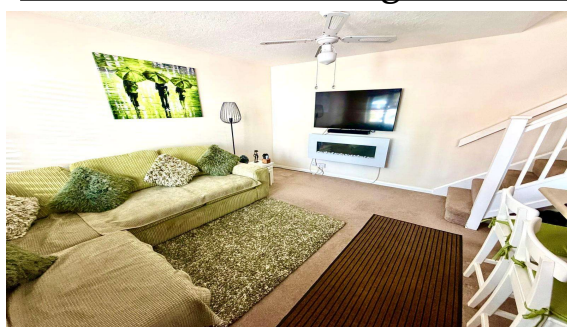




**Windermere Close, Egham, TW20 8JR**

**£295,000 F/H**



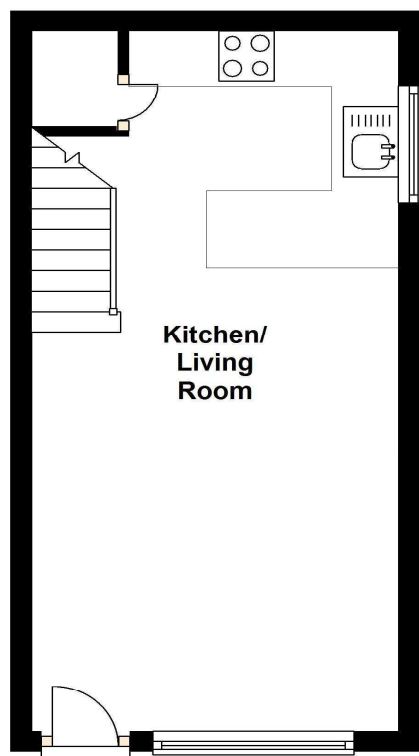
A well presented freehold starter home located within half a mile of local shops, public transport facilities and playing fields. Benefits include open plan living/kitchen area, double bedroom, first floor bathroom and an enclosed garden/courtyard

## Windermere Close, Egham, Surrey, TW20 8JR

### FLOOR PLAN

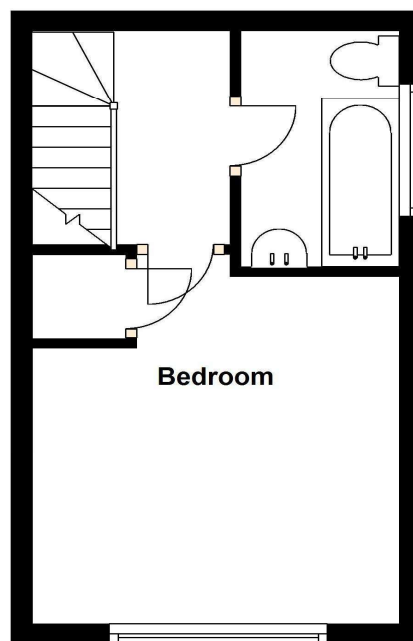
#### **Ground Floor**

Approx. 23.1 sq. metres (248.9 sq. feet)



#### **First Floor**

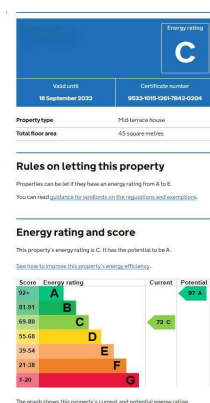
Approx. 19.2 sq. metres (206.3 sq. feet)



Total area: approx. 42.3 sq. metres (455.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of floors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

### EPC



**COUNCIL TAX BAND:**

**C - 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.