



17B Windmill Shott, Egham, TW20 9SY

Launch Event – Saturday 25th July between 14:00-15:15

Join us for the exclusive launch of this fantastic property. Viewings are strictly by appointment only, offering buyers the opportunity to explore the home in a dedicated time slot. To arrange your appointment, please contact our office today. We look forward to showing you around.

Nestled within a quiet cul-de-sac and just moments from Egham's town centre and mainline station, this exceptional three-bedroom semi-detached home offers the perfect blend of modern living and everyday convenience.

Beautifully presented throughout, the property offers bright and spacious accommodation, including a generous through lounge/dining room, perfect for both everyday living and entertaining. The modern fitted kitchen is well-equipped with ample storage and workspace, while a convenient downstairs cloakroom adds further practicality.

To the first floor are three well-proportioned bedrooms, all offering excellent space, together with a contemporary family bathroom. Outside, the property enjoys a generous lawned rear garden, ideal for families, entertaining guests or simply relaxing, as well as driveway parking for two vehicles.

Perfectly suited to commuters, first-time buyers, families and investors alike, the property is within easy walking distance of Egham's excellent range of shops, cafés, restaurants and mainline station, with Royal Holloway University also close by. Combining a sought-after location with spacious, move-in-ready accommodation, this is a fantastic opportunity not to be missed.

Council Tax Band: D. Please note that selected images have been enhanced using AI to improve presentation and may not represent the property exactly as seen in person.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Features

- Semi Detached
- Private Rear Garden
- Driveway for Two Cars
- Quiet Cul De Sac
- Downstairs W/C
- No Onward Chain

