

ASPEN
SALES & LETTINGS

13 Middle Hill, Englefield Green, TW20 0JQ

£415,000

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Situated on the highly sought-after Middle Hill, this attractive Grade II listed two-bedroom semi-detached cottage benefits from driveway parking and an exceptional location, just a 15-minute walk from Egham's shops and mainline train station, as well as the charming village of Englefield Green.

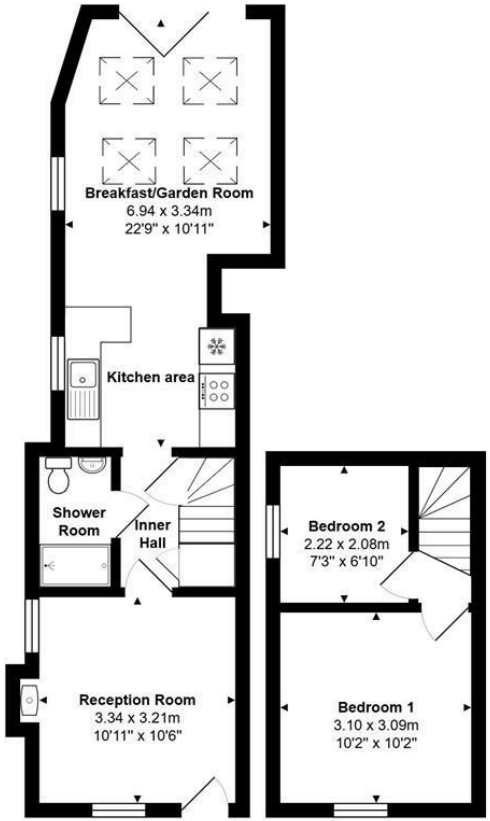
The accommodation offers two well-proportioned reception rooms, with the kitchen opening into the rear reception room—an outstanding feature of the home. This impressive space enjoys a vaulted ceiling, roof windows and bi-folding doors that open directly onto the well-maintained, generous rear garden, creating a wonderfully light and inviting area ideal for both everyday living and entertaining.

The bathroom is centrally located within the property, while the first floor comprises two bedrooms. Blending period character with practical living space in a prime setting, this delightful cottage represents a rare opportunity in one of the area's most desirable locations.





Floor Plan



Total Area: 56.0 m² ... 603 ft²





Features

- Beautifully Presented
- 2 Reception Areas
- Good Size Rear Garden
- EPC: TBC D/Council TAX Band: TBC D
- 2-Bedrooms
- Driveway Parking
- Desirable Location

2 1 2 D

Tenure - Freehold Council Tax Band - D

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