

ASPEN
SALES & LETTINGS

31A Armstrong Road, Englefield Green, TW20 0RW

£565,000

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Occupying a generous corner plot in one of Englefield Green's popular residential roads, this attractive three-bedroom semi-detached family home presents an exceptional opportunity for buyers seeking a property with both immediate appeal and outstanding future potential.

The property offers well-proportioned accommodation throughout, comprising two spacious reception rooms, a separate fitted kitchen, downstairs cloakroom, three generous bedrooms and a family bathroom. While the house has been lovingly enjoyed for many years, it now offers excellent scope for updating or extending, allowing an incoming purchaser to create a superb family home finished to their own specification.

Externally, the impressive corner plot provides attractive front, side and rear gardens, the latter of which has a sunny south/west aspect, together with a detached garage and additional parking accessed from the side/rear. The excellent corner plot and space it affords may offer further potential to extend and reconfigure the property, subject to any necessary planning consents.

Situated in the heart of the ever-popular village of Englefield Green, the property is just moments from a Co-op, popular cafés, pubs and restaurants including Bellini and Caspari. Windsor Great Park is approximately a 10-minute walk away, while Egham's mainline station is around a 20–25 minute walk, offering direct links into London. The property is also conveniently located for highly regarded local schools, Royal Holloway University and Windsor town centre. Externally, there is driveway parking for two vehicles in front of a single garage.

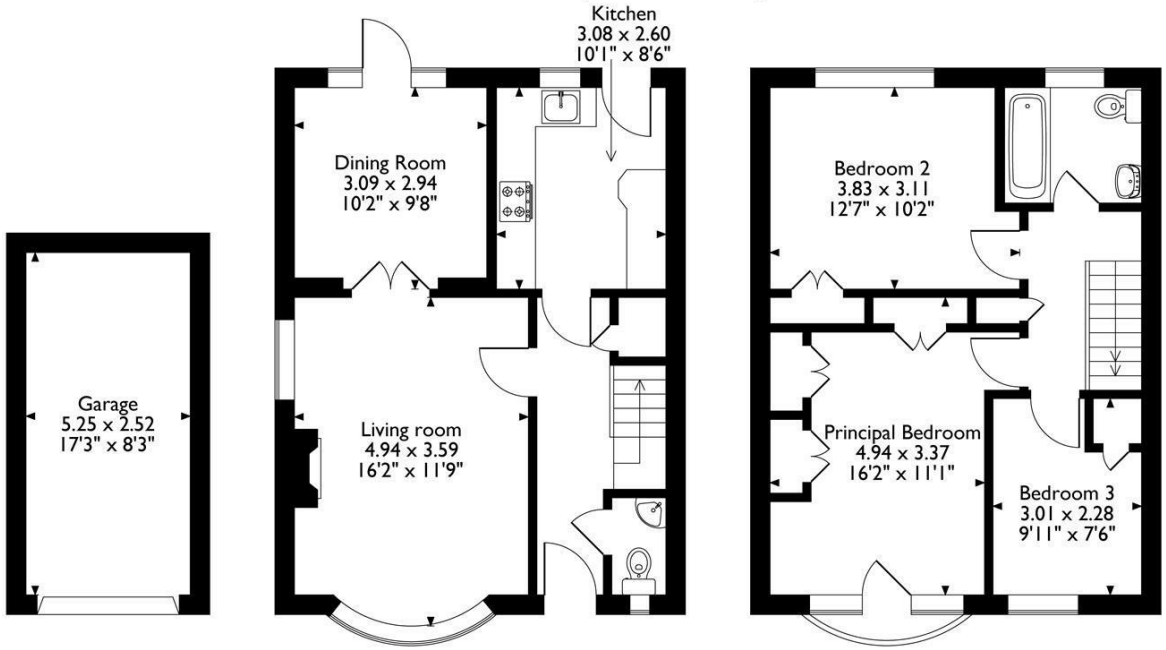
A rare opportunity to acquire a substantial family home on a highly sought-after corner plot, offering tremendous potential in a great village location. EPC Rating: D.





Floor Plan

31A, Armstrong Road, Englefield Green, Egham, Surrey
Approximate Gross Internal Area
Main House = 89 Sq M/958 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 102 Sq M/1098 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





Features

- Three Bedroom Semi
- Large Living Room
- Fitted Kitchen
- Upstairs Bathroom
- Garage & Off Road Parking
- Good Size Corner Plot
- Dining Room
- Downstairs Cloakroom
- Gas C.H & D' Glazing
- Sunny Rear Garden

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Tenure - Freehold Council Tax Band - E

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