

# NEVIN & WELLS

*Residential*

Established 2002



**Crown Street, Egham, TW20 9DB**

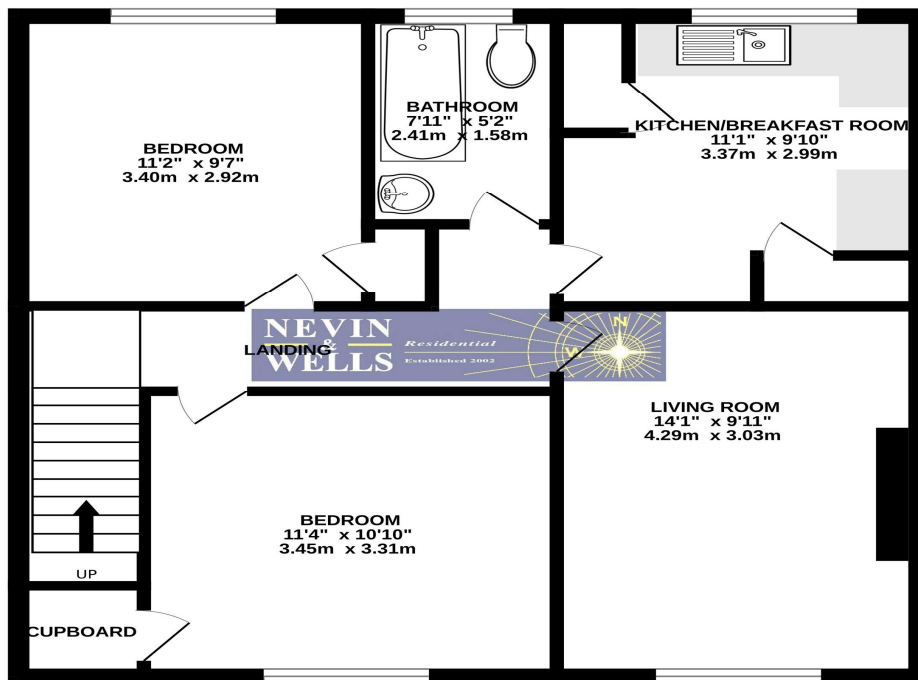
**O.I.E.O £275,000 L/H**



An ideal first time purchase or investment property, a spacious two double bedroom first floor maisonette located in a quiet cul-de-sac, a few minutes' walk from Egham High Street, Magna Square and mainline station (Waterloo 38 minutes). This modern home offers large lounge, gloss white kitchen, white bathroom, gas central heating and private front garden. Access to the Orbit Leisure Centre and Runnymede National Trust is also close at hand.

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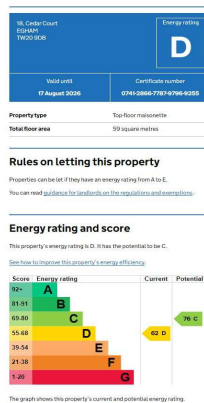
FLOOR PLAN



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix 12/2023

EPC



LEASE EXPIRES:

December 2127

GROUND RENT:

£200 per annum

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)



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