



38 Crown Street, Egham, TW20 9BQ

£635,000

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This 3 bedroom 'halls adjoining' Victorian semi detached property is situated in the heart of central Egham, within a very short walk of Tesco, Waitrose and the popular high street with its restaurants and Everyman cinema. The mainline train station (Waterloo approximately 40 minutes) is about a 6-7 minute walk and J13 of the M25 just a 5 minute drive.

The accommodation is well laid out, with an entrance hall, lounge/diner with the lounge area having a bay window and open fireplace and the dining area with a wood-burner. There is a good size kitchen and a utility lobby which access a small downstairs cloakroom and the stunning rear garden. On the first floor is a lovely landing with spindled balustrade and access to a cavernous loft room, family bathroom and three excellent bedrooms!

Outside the rear garden has been beautifully landscaped and has a sunny south facing aspect, large patio areas and sun terrace. There is a back door to the large garage, ideal for storage, a car, or potential conversion for which there is planning permission in place, along with a further ground floor extension. The property has modern sash windows and gas central heating to radiators. There is off road parking for a small car in front of the garage and a 'dropped curb' and if further parking is desired, an annual parking permit can be purchased for the Hummer Road car park behind at a cost of £7.50 per week!. EPC Rating D.



# Floor Plan



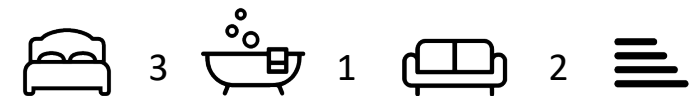
Total Area: 117.2 m<sup>2</sup> ... 1262 ft<sup>2</sup> (excluding loft room, sloping eaves stotage, sloping eaves storage)



## Features

- Victorian Halls Adjoining Semi
- Lounge with Open Fireplace
- Good Size Kitchen
- Upstairs Bathroom
- 65' South Facing Garden
- Three Double Bedrooms
- Dining Room with Woodburner
- Utility/W.C.
- Large Garage
- Short Walk to Tesco & Shops

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Tenure - Freehold Council Tax Band - E

