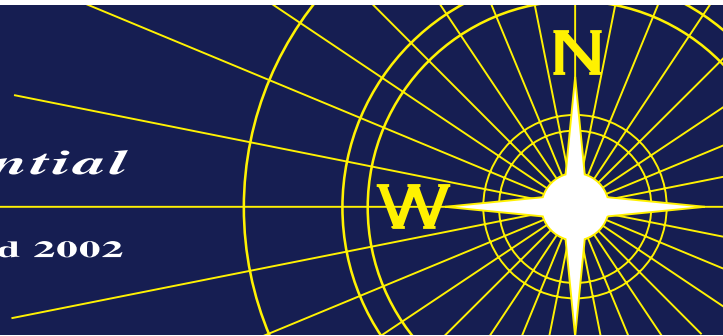


# NEVIN & WELLS

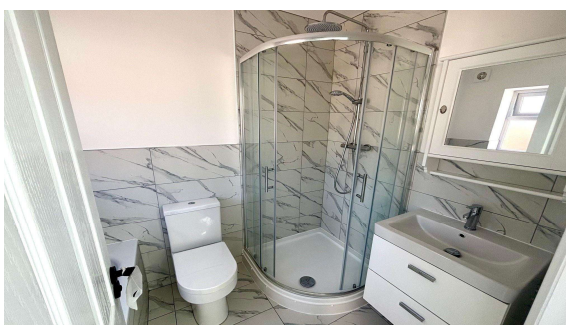
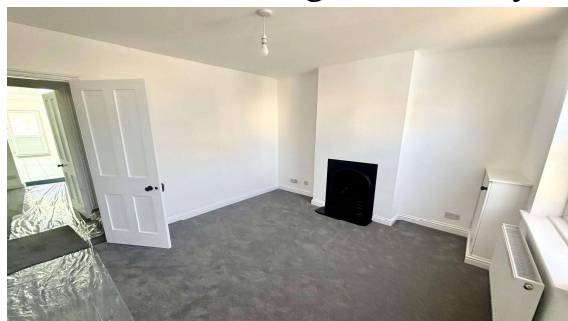
*Residential*

Established 2002



**Denham Road, Egham, Surrey, TW20 9BY**

**£425,000 Freehold**



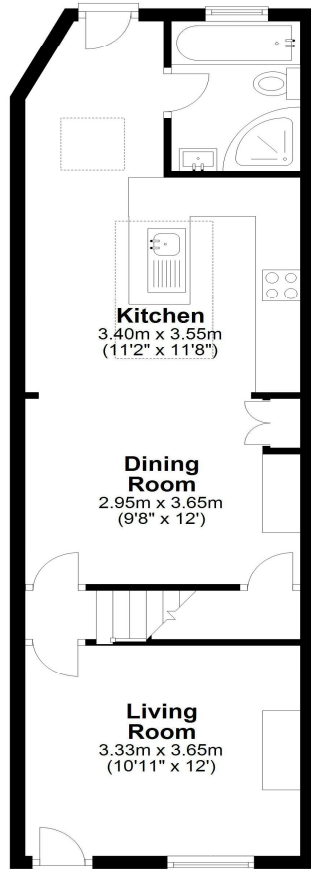
Recently renovated to a high specification is this charming two bedroom extended Victorian cottage located in the heart of Egham Town Centre. Situated within just yards of High Street amenities, Magna Square and Egham mainline train station. The beautifully presented accommodation comprises two reception rooms, open plan integrated kitchen, luxury bathroom, two double bedrooms and a private rear garden. **No onward chain.**

**Denham Road, Egham, Surrey, TW20 9 BY**

**FLOOR PLAN**

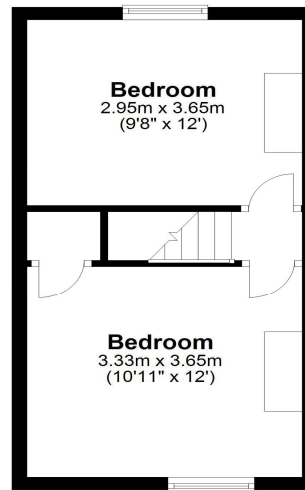
**Ground Floor**

Approx. 47.6 sq. metres (512.4 sq. feet)



**First Floor**

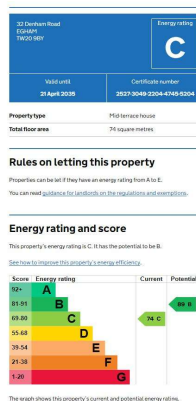
Approx. 26.5 sq. metres (284.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.3 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

**EPC**



**COUNCIL TAX BAND:**

**D - 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)**

