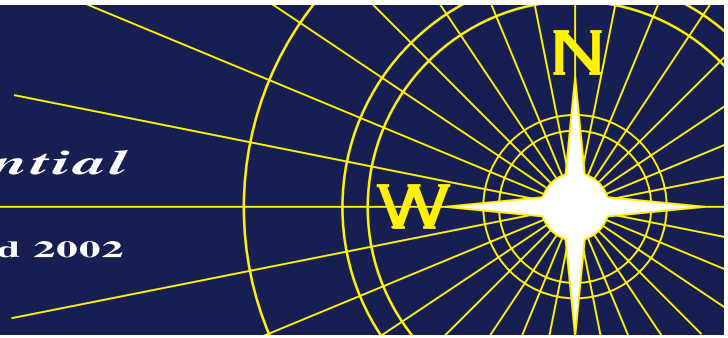


# NEVIN & WELLS

*Residential*

Established 2002



**Woodhaw, Egham, Surrey, TW20 9AR**

**£450,000 F/H**



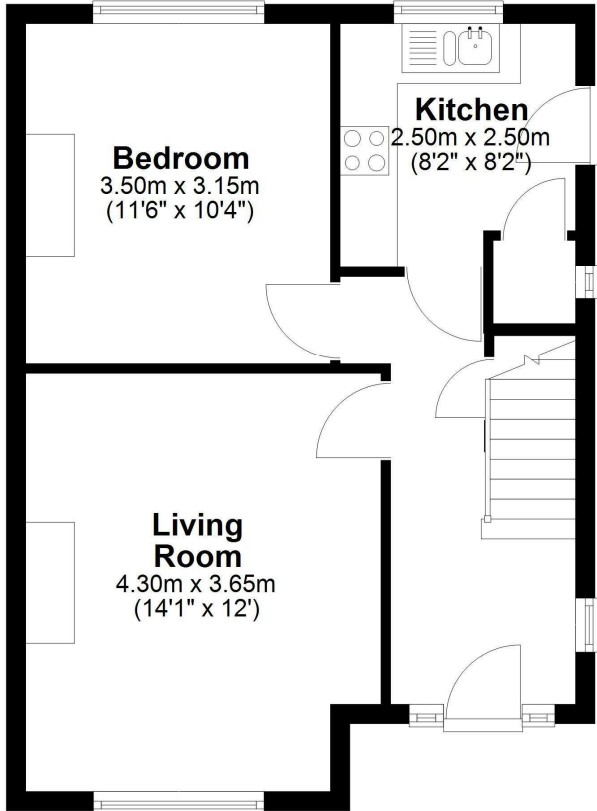
A well presented 1930's built three bedroom family home, situated in a small crescent, ten minutes walk from the High Street and scenic Runnemedde Meadow. Benefits include modern kitchen and bathroom, gas central heating, double glazing, four car drive and 60ft (18.29m) garden. Access to the M25/A30/Heathrow Airport is close at hand, local school and leisure centre are also nearby. No onward chain

Woodhaw, Egham, Surrey, TW20 9AR

FLOOR PLAN

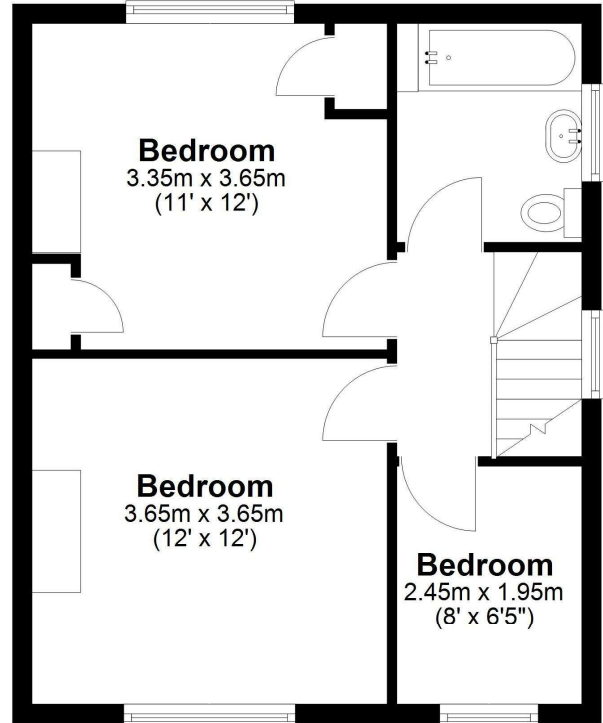
**Ground Floor**

Approx. 46.3 sq. metres (498.0 sq. feet)



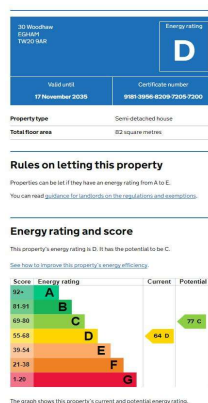
**First Floor**

Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 86.3 sq. metres (928.9 sq. feet)

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)



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