



**Stoneylands Road, Egham, TW20 9QR**

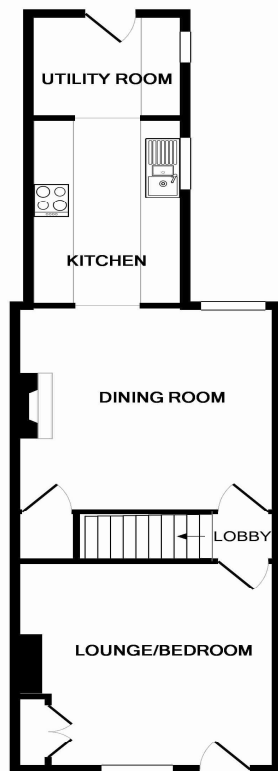
**O.I.E.O £500,000 F/H**



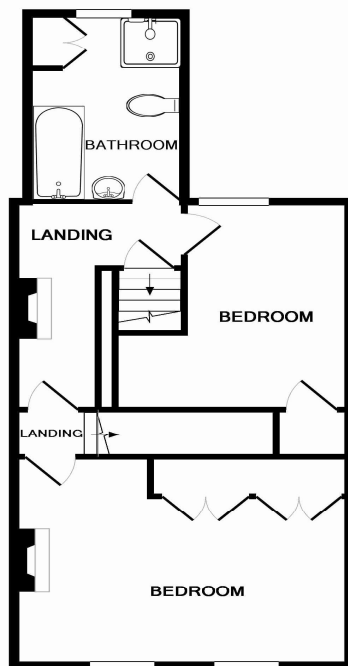
A superb Victorian terraced house situated on three levels, offering three bedrooms, first floor bathroom, extended kitchen, two receptions and a 60ft garden. Situated in the heart of Egham town centre, only five minutes from the mainline station, High Street and Magna Square with Everyman cinema. Being sold with no onward chain.

**Stonelylands Road, Egham, Surrey, TW20 9QR**

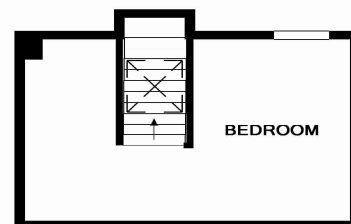
## **FLOOR PLAN**



GROUND FLOOR  
APPROX. FLOOR  
AREA 450 SQ. FT.  
(41.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 503 SQ. FT.  
(46.7 SQ.M.)



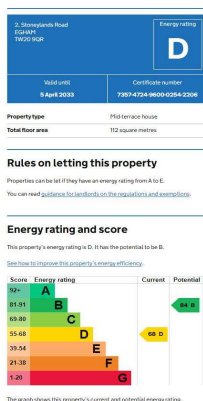
2ND FLOOR  
APPROX. FLOOR  
AREA 177 SQ. FT.  
(16.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1129 SQ. FT. (104.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2015

## **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.