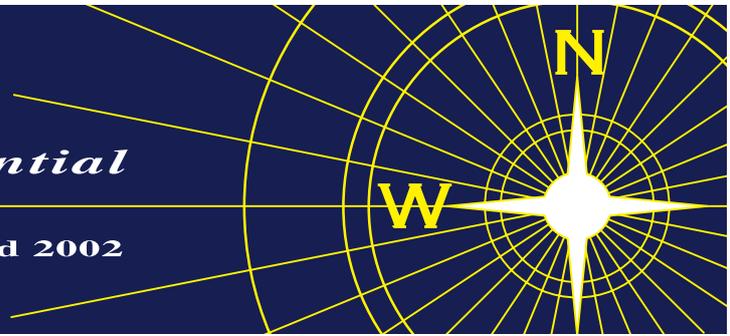


NEVIN & WELLS

Residential

Established 2002



Spring Rise, Egham, Surrey, TW20 9PD

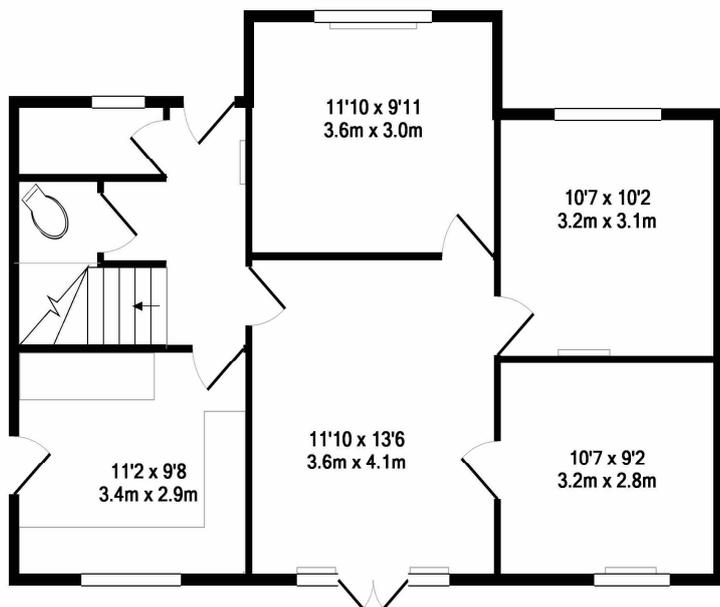
£725,000 F/H



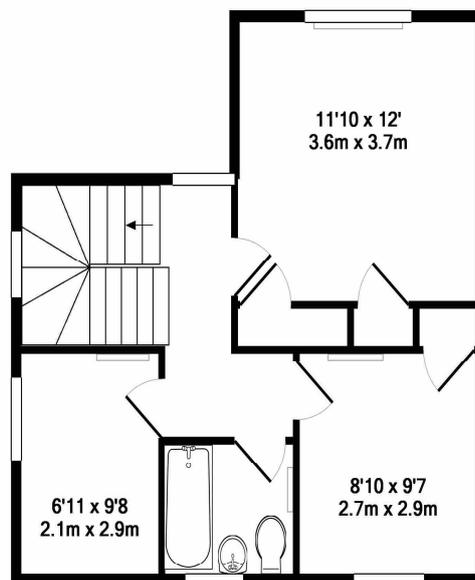
Offering versatile accommodation and potential for an annexe or a double storey extension (S.T.P.P), is this three/four bedroom detached home with garage and parking to the rear. Currently let as a six bedroom HMO there is immediate income, otherwise this property becomes available around June/July 2026. Situated in a quiet residential road close to station, Magna Square and High Street.

Ashwood House, Spring Rise, Egham, Surrey, TW20 9PD

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 707 SQ.FT.
(65.7 SQ.M.)

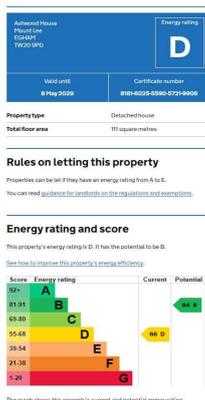


1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1159 SQ.FT. (107.7 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
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EPC



COUNCIL TAX BAND:

E - Runnymede Borough Council

VIEWINGS:

**By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk**



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