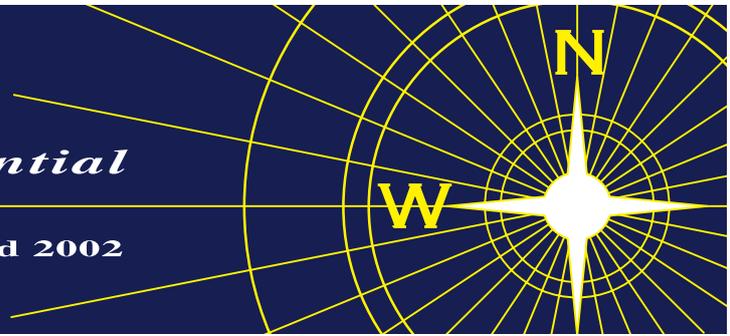


# NEVIN & WELLS

*Residential*

Established 2002



**Pooley Green Road, Egham, TW20 8AF**

**£650,000 F/H**



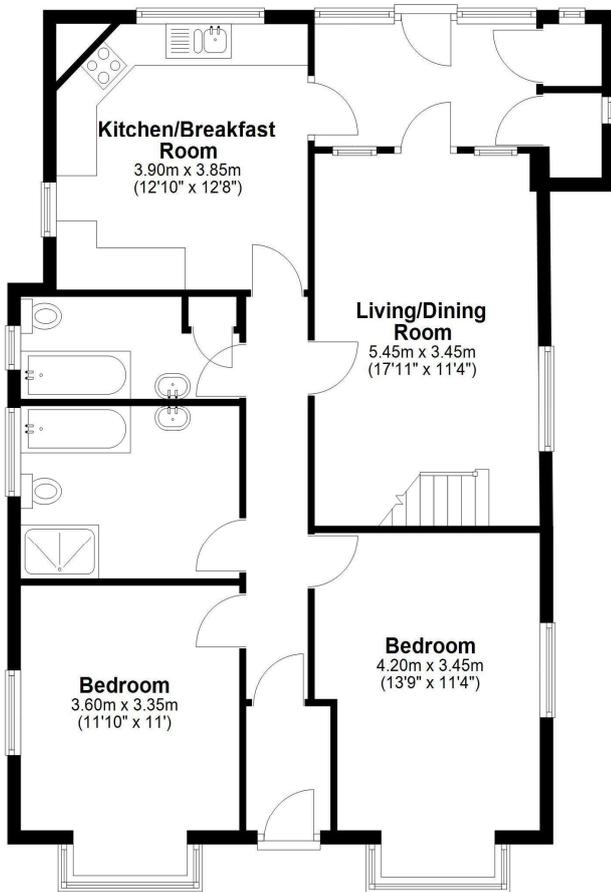
A very well proportioned and spacious chalet style detached residence located within a short walk of Egham High Street amenities, Magna Square, The Orbit Sports and Swimming facilities and mainline train station. Accommodation comprises entrance hallway, 18ft living/dining room, 13ft kitchen/breakfast room, four double bedrooms, three bathrooms, garden room, 150ft rear garden and off street parking for up to five vehicles.

# Pooley Green Road, Egham, Surrey, TW20 8AF

## FLOOR PLAN

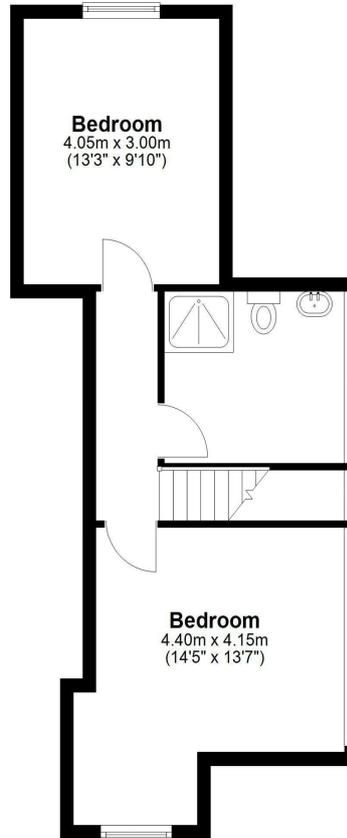
### Ground Floor

Approx. 95.1 sq. metres (1023.9 sq. feet)



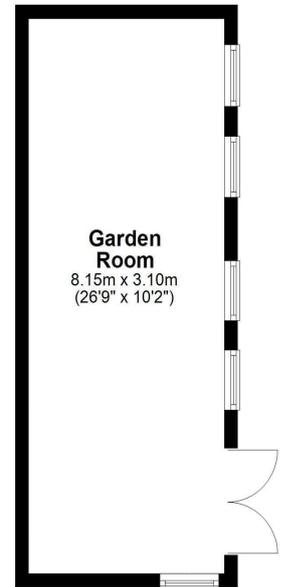
### First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



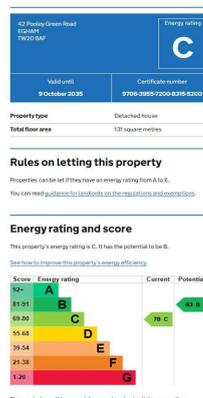
### Garden Room

Approx. 25.3 sq. metres (272.0 sq. feet)



Total area: approx. 160.7 sq. metres (1730.1 sq. feet)

## EPC



**COUNCIL TAX BAND:**

**C** - 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.