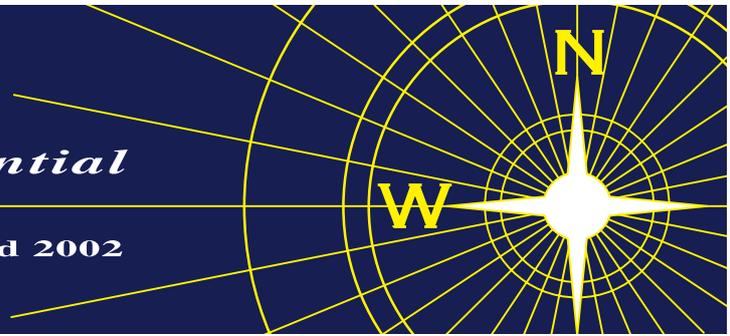


# NEVIN & WELLS

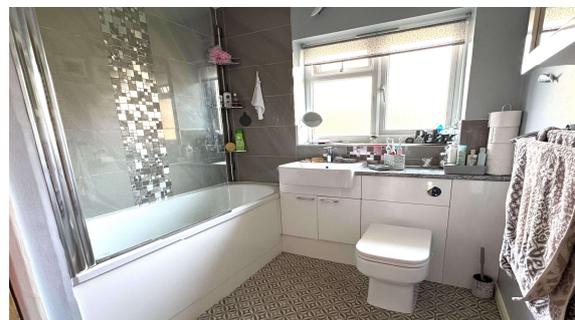
*Residential*

Established 2002



**Grove Court, Egham, Surrey, TW20 9PZ**

**£450,000 F/H**



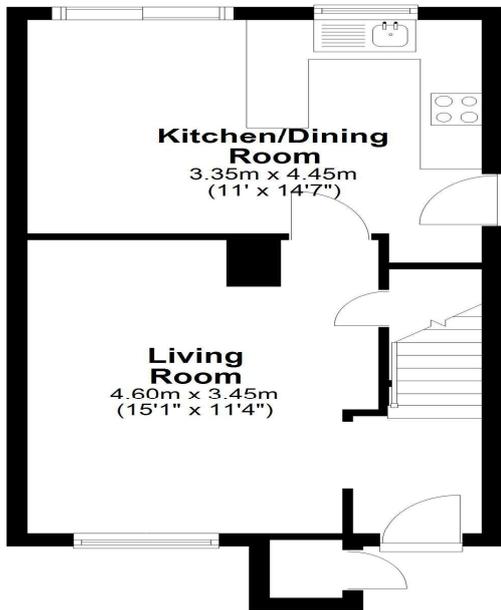
A superbly presented three bedroom end of terrace home, situated in the heart of Egham Town Centre, minutes from all amenities. This modern property offers open plan kitchen/diner, luxury first floor bathroom, secluded 40ft (12.19m) garden and three car private parking. Access to the mainline station, Magna Square, Local school and park is a few minutes walk. The Orbit Leisure Centre and Runnymede National Trust are also close by.

# Grove Court, Egham, Surrey, TW20 9PZ

## FLOOR PLAN

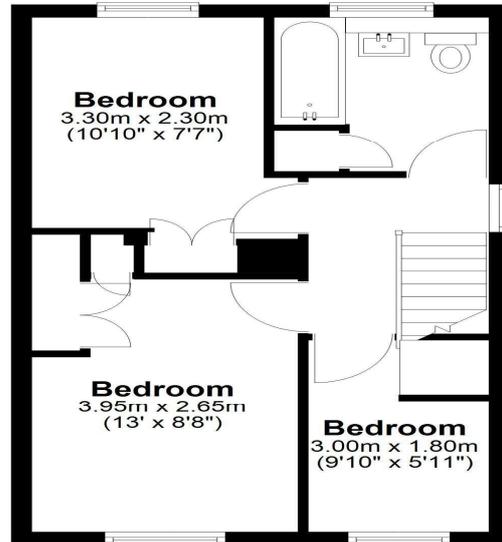
### Ground Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



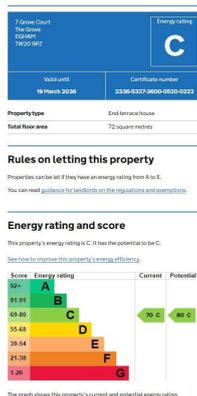
### First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Total area: approx. 72.9 sq. metres (784.9 sq. feet)

## EPC



### REAR GARDEN:

40ft (12.19m) Patio, lawn, seating deck, storage shed, side access

### 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.