



Quincy Road, Egham, TW20 9JH

£375,000 Freehold



A superbly presented two bedroom home, situated in a cul-de-sac, minutes from mainline station and High Street. This modern property offers large lounge, gloss white kitchen/diner, white bathroom suite, gas central heating and double glazing. Externally there is a 40ft (12.19m) garden and two parking spaces. Access to the new Magna Square development and Orbit Leisure Centre is also close at hand.

Zero stamp duty for FIRST TIME BUYERS up to £425,000.

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Double glazed front door to:

**ENTRANCE
HALLWAY:**

Stairs to first floor, radiator, door into:

LOUNGE:

4.11m x 3.15m (13'6 x 10'4) Coved ceiling, radiator. Front aspect double glazed window. Door to:

**KITCHEN/DINING
ROOM:**

4.01m x 2.49m (13'2 x 8'2) Comprising gloss white eye and base level units with square edge work surfaces, single sink drainer unit with mixer tap, fitted oven, hob and extractor over, space for appliances, tile effect vinyl flooring, radiator, coved ceiling, under stairs storage cupboard. Rear aspect double glazed window and rear aspect double glazed door to garden.

**FIRST FLOOR
LANDING:**

Doors to both bedrooms and bathroom.

BEDROOM ONE:

3.86m x 3.10m (12'8 x 10'2) Airing cupboard housing hot water cylinder, front aspect double glazed window.

BEDROOM TWO:

2.79m x 2.13m (9'2 x 7'0) Access to loft, radiator. Rear aspect double glazed window.

BATHROOM:

1.82m x 1.73m (6'0x 5'8) White three piece suite comprising panel enclosed bath with mixer shower over and glass shower screen, vanity enclosed wash hand basin, concealed low level W.C, extractor fan, heated towel rail, part tiled walls, tile effect floor. Rear aspect opaque double glazed window.

OUTSIDE

REAR GARDEN:

40ft (12.19m) Patio area, laid to astro turf, shrub area, timber shed, external lighting, external tap, gated rear access and enclosed by panel fencing.

PARKING:

Allocated parking for two vehicles.

**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



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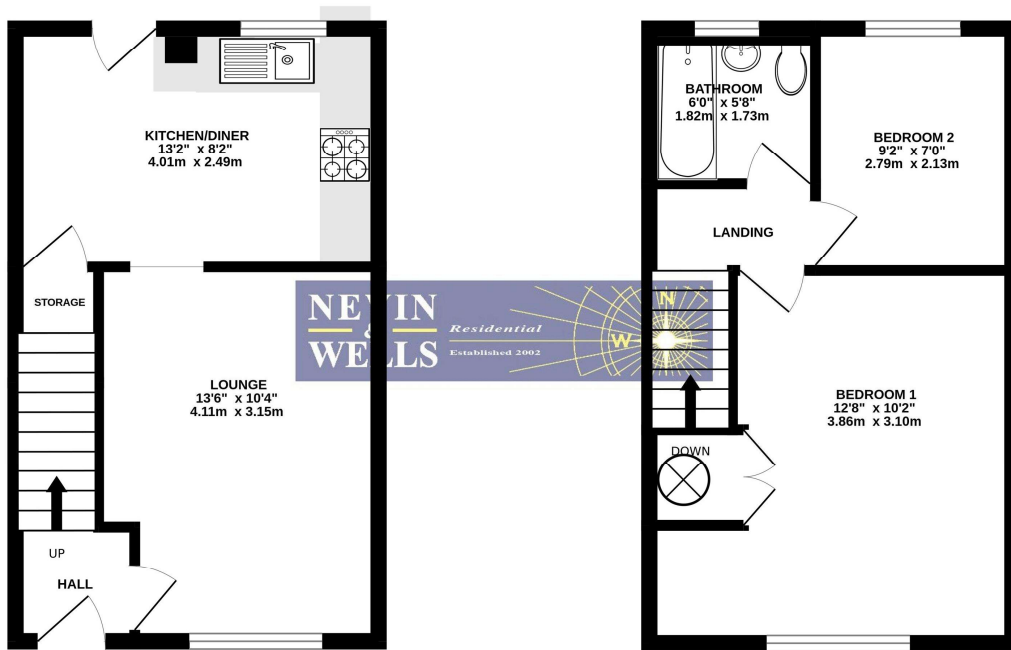
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FLOORPLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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AWAITING EPC