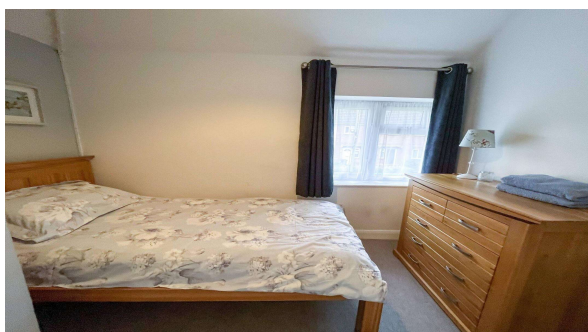
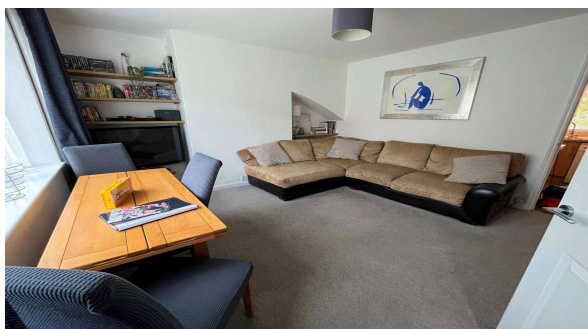


Magna Road, Englefield Green, TW20 0PN

£400,000 Freehold



A four bedroom end of terrace house in a quiet spur walk, located within ten minutes walk of village shops, Windsor Great Park and Royal Holloway University. Offering modern birch effect kitchen, double glazing, gas central heating and secluded 82ft (24.99m) rear garden. Egham mainline station and the M25 are a five minute drive away. **NO ONWARD CHAIN. Zero stamp duty for first time buyers up to £425,000.**

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- CANOPY PORCH:** Hardwood front door under, leading into:
- LOBBY:** Stairs to first floor. Door into:
- LOUNGE/DINER:** **4.30m x 3.66m (14' x 12')** Radiator, fitted display shelving. Double glazed window to front. Door into:
- KITCHEN:** **2.80m x 2.40m (9'4 x 7'10)** Range of Birch effect base and eye level units, marble effect laminate worktops, tiled splashback, Oak effect flooring, space for appliances, built in electric oven and halogen hob, overhead stainless steel extractor hood. Stainless steel one and half bowl single drainer sink unit with chrome mixer tap. Double glazed window to rear. Doors into bathroom and rear lobby.
- LOBBY:** Under stair storage cupboard, door into rear garden.
- BATHROOM:** **2.40m x 1.30m (7'10 x 4'2)** In white with pedestal wash hand basin, radiator, fully tiled walls, panel bath with chrome mixer tap and manual shower attachment, fitted glass shower screen, Oak effect flooring. Frosted double glazed window to rear.
- LANDING:** Double glazed window to side.
- BEDROOM ONE:** **3.10m x 3.05m (10'4 x 10')** Radiator, airing cupboard housing hot water cylinder. Double glazed window to rear.
- BEDROOM TWO:** **2.90m x 2.80m (9'8 x 9'2)** Radiator, display shelving. Double glazed window to front.
- BEDROOM THREE:** **3.05m x 2.10m (10' x 6'10)** Radiator. Double glazed window to rear.
- BEDROOM FOUR:** **2.20m x 2.10m (7'2 x 7')** Radiator. Double glazed window to rear.

OUTSIDE

- REAR GARDEN:** **82ft (24.99m)** A mature and secluded garden mainly laid to lawn with various trees and shrubs. Timber storage shed and side access gate.
- FRONT GARDEN:** Mainly laid to lawn with shrub border.
- 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

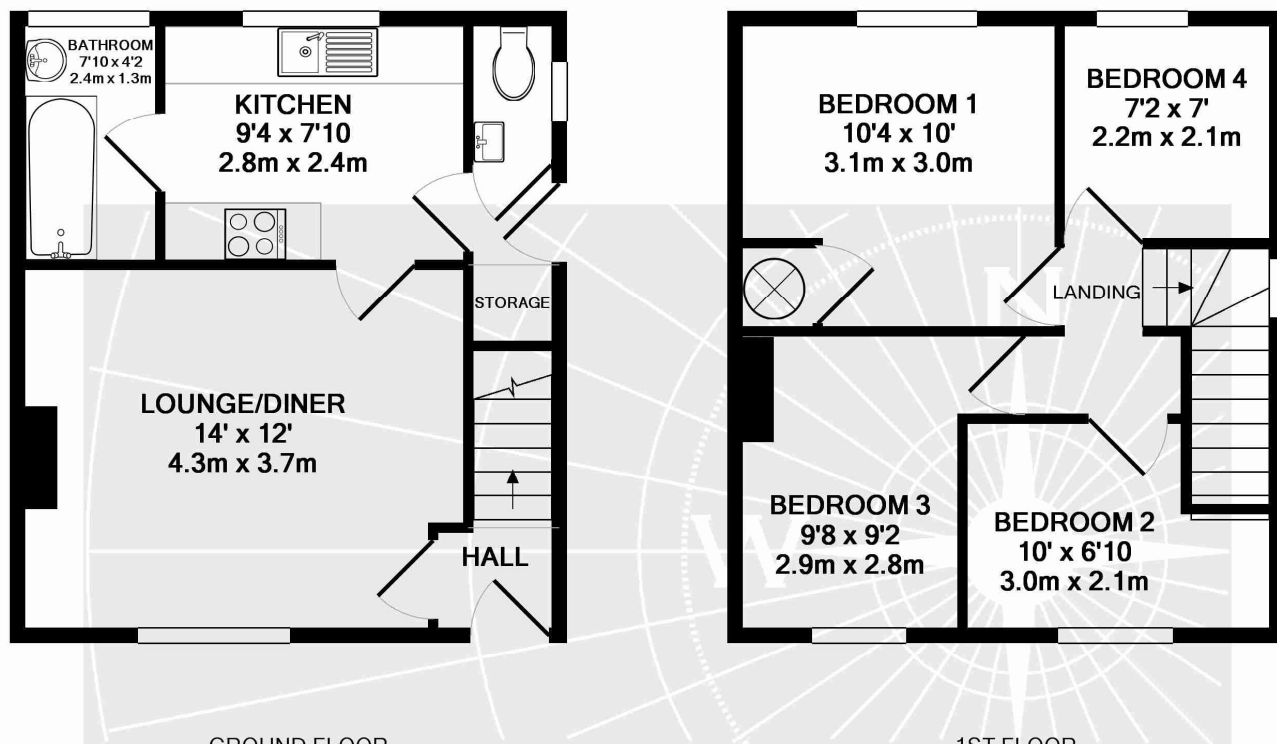


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FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 31.0 SQ.M.
(333 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 31.0 SQ.M.
(333 SQ.FT.)

TOTAL APPROX. FLOOR AREA 61.9 SQ.M. (666 SQ.FT.)

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

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AWAITING EPC