



Spring Rise, Egham, Surrey, TW20 9PW

**£450,000 Freehold**



A spacious family home, in need of renovation, offered for sale with **NO CHAIN**. Benefits include three good sized bedrooms, lounge with feature fireplace, mature 60ft (18.29m) garden and rear garage space. Access to mainline station, local schools and new Magna Square development is close at hand. Runnymede National Trust is also a 15 minute walk away.

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<b><u>PORCH:</u></b>	Glazed porch, door into:
<b><u>ENTRANCE HALL:</u></b>	3.30m x 2.15m (10'10 x 7') Radiator, stairs to first floor, under stair cupboard. Window to front.
<b><u>LOUNGE:</u></b>	4.12m x 3.66m (13'6 x 12') Radiator, feature brick fireplace. Double glazed bay window to front. Door into:
<b><u>DINING ROOM:</u></b>	3.05m x 2.88m (10' x 9'6) Radiator, door into kitchen. Double glazed window to rear.
<b><u>KITCHEN:</u></b>	3.35m x 2.88m (11' x 9'6) Range of base and eye level units, worktops, space for appliances, larder cupboard with window, stainless steel sink unit. Double glazed window to side. Door into:
<b><u>REAR LOBBY:</u></b>	2.63m x 1.37m (8'8 x 4'6) Double glazed doors to side access and into rear garden. Door into:
<b><u>SHED/STORAGE/W.C:</u></b>	3.96m x 1.63m (13' x 5'4)
<b><u>LANDING:</u></b>	2.49m x 2.45m (8'2 x 8') Hatch to loft space. Double glazed window to side.
<b><u>BEDROOM ONE:</u></b>	3.66m x 3.35m (12' x 11') Radiator, built in double wardrobe. Double glazed window to front.
<b><u>BEDROOM TWO:</u></b>	3.05m x 3.05m (10' x 10') Radiator, airing cupboard housing hot water cylinder. Double glazed window to rear.
<b><u>BEDROOM THREE:</u></b>	2.63m x 2.49m (8'8 x 8'2) Radiator. Double glazed window to front.
<b><u>WET ROOM:</u></b>	2.49m x 1.50m (8'2 x 5') In white with wall mounted electric mixer shower, tiled walls, wash hand basin, radiator. Frosted double glazed window to side.
<b><u>W.C:</u></b>	Low level W.C. Frosted double glazed window to side.

### OUTSIDE

<b><u>REAR GARDEN:</u></b>	Approximately 60ft (18.29m). A mature garden with various trees and shrubs, outside tap, side access.
<b><u>GARAGE:</u></b>	Single garage to rear, via service road, in need of replacement.
<b><u>FRONT GARDEN:</u></b>	Lawn area and inset flower beds.
<b><u>COUNCIL TAX BAND:</u></b>	D- Runnymede Borough Council
<b><u>VIEWINGS:</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>



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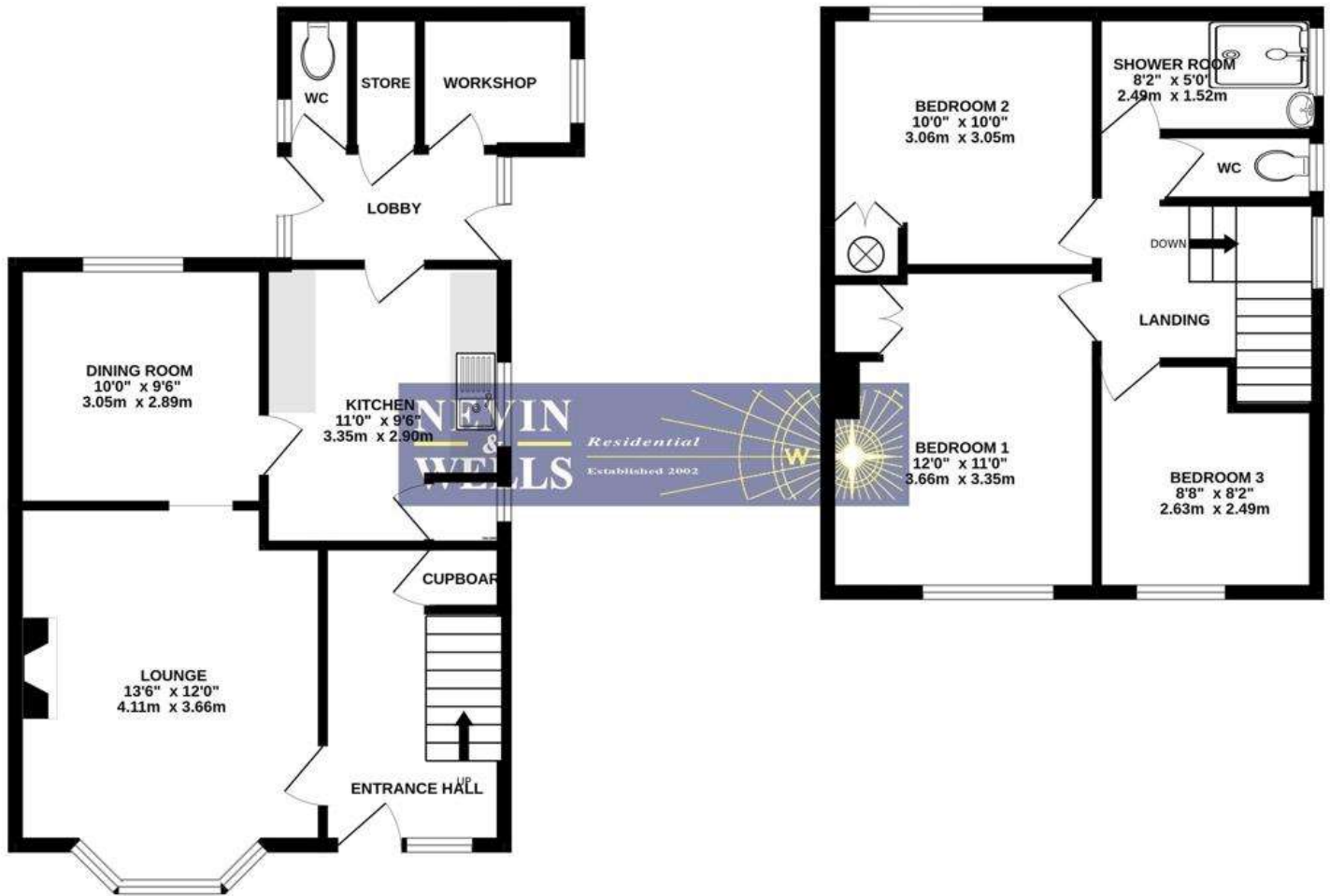


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FLOORPLAN

GROUND FLOOR

1ST FLOOR



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

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### EPC

