## NEVIN --WELLS

RESIDENTIAL

ESTABLISHED IN 2002





Denham Road, Egham, Surrey, TW20 9BY OIEO £375,000 Freehold









Situated within Central Egham and close to the new Magna Square development, is this three bedroom extended character semi-detached residence. Accommodation comprises entrance hall, two reception rooms, kitchen, bathroom, separate W.C, and a private 65ft rear garden. The property is in need of complete modernisation throughout, 25% minimum deposit required given the extent of the required works, but offers an excellent opportunity for someone to add their own ideas and possibly extend subject to planning permission. NO ONWARD CHAIN. Zero stamp duty for FIRST TIME BUYERS up to £425,000.



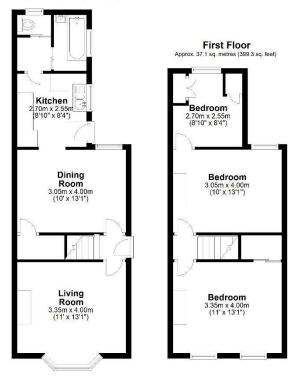




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## **FLOOR PLAN**

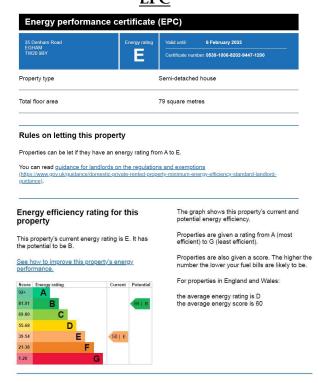
Ground Floor Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 80.0 sq. metres (860.6 sq. feet)

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

## **EPC**



**COUNCIL TAX BAND:** E - Runnymede Borough Council