

SOLD IN 24 HOURS.

A truly stunning two bedroom terraced house situated in a cul-de-sac, within a few minutes walk of mainline station and High Street. This contemporary home offers new kitchen and bathroom, gas central heating, double glazing, allocated parking and landscaped gardens. Access to Egham's Orbit Leisure Centre and Swimming Pool is a ten minute walk and Manorcroft Park is close at hand.

Quincy Road, Egham, Surrey, TW20 9JH

CANOPY PORCH: Light under. Double glazed front door into entrance hall, access to gas and electric meters.

ENTRANCE HALLWAY: Stairs to first floor. Doorway into :-

LOUNGE: **4.15m x 3.14m (13'8 x 10'4)** Radiator, oak effect flooring. Double glazed window to front. Doorway into :-

KITCHEN/DINER: **4.15m x 2.84m (13'8 x 10'4)** Range of cream shaker style base and eye level units, wood block worktops, oak effect flooring, feature tiled walls, concealed lighting, cupboard housing gas boiler, space for dining table. Built in electric oven and halogen hob, extractor filter, integrated fridge/freezer and dishwasher, space for washing machine, under stair cupboard, stainless steel one and half bowl single drainer sink with chrome mixer tap. Double glazed window to rear, door into garden.

LANDING: **1.88m x 0.83m (6'2 x 2'8)** Doors into all rooms.

BEDROOM ONE: **4.15m x 3.14m (13'8 x 10'4)** Radiator, oak effect flooring, built in wardrobes, airing cupboard housing hot water cylinder, coved ceiling. Double glazed window to front.

BEDROOM TWO: **2.80m x 2.08m (9'2 x 6'10)** Radiator, coved ceiling, oak effect flooring. Double glazed window to rear.

BATHROOM: **1.88m x 1.88m (6'2 x 6'2)** Luxury white suite comprising low level W.C, pedestal wash hand basin set into vanity unit, panel bath with chrome 'rain head' shower over, ceramic tiled floor and walls, chrome ladder radiator. Double glazed window to rear.

OUTSIDE

REAR GARDEN: **10.06m (33ft)** Neatly landscaped with seating deck, lawn, outside tap, timber shed, various flower and shrubs. Rear access gate.

FRONT GARDEN: Mediterranean style with inset shrubs.

PARKING: Allocated space to front.

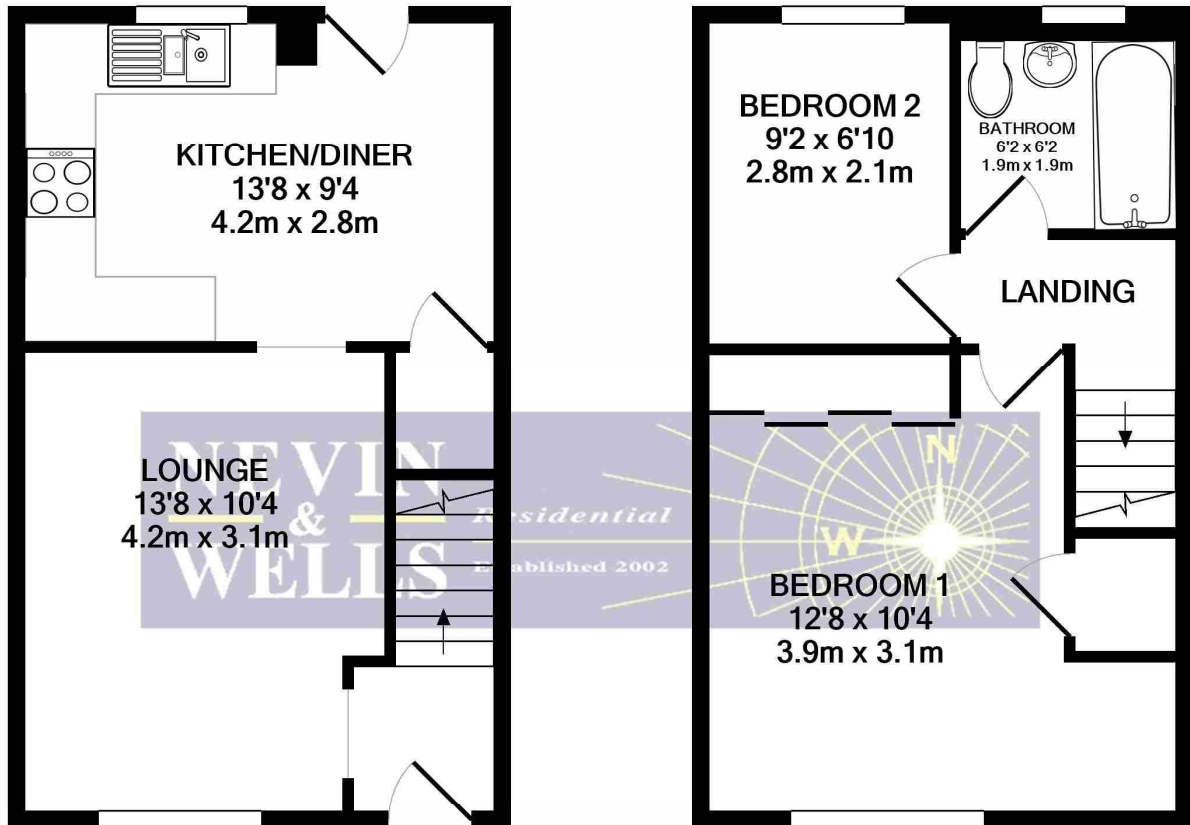


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VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)

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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AWAITING EPC