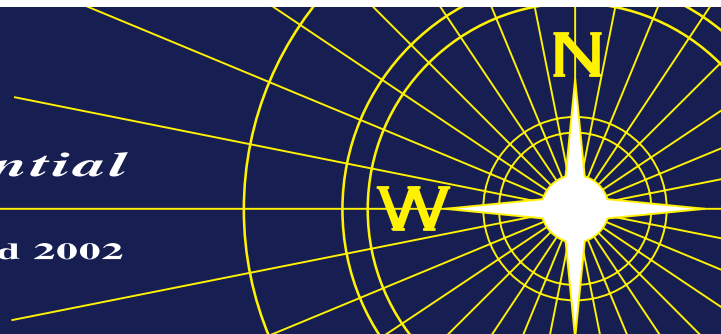
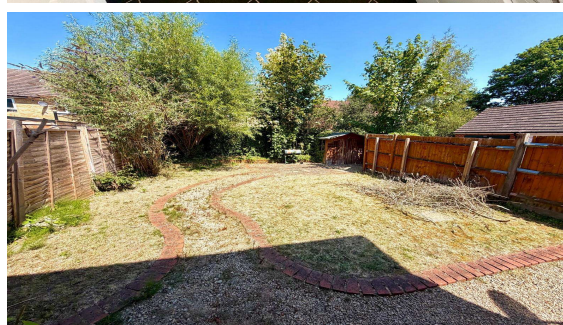
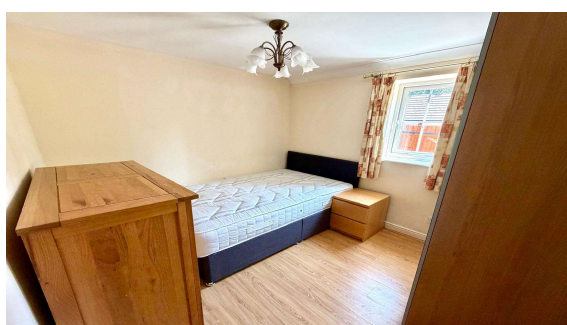




Nightingale Shott, Egham, Surrey, TW20 9SX

£450,000 F/H



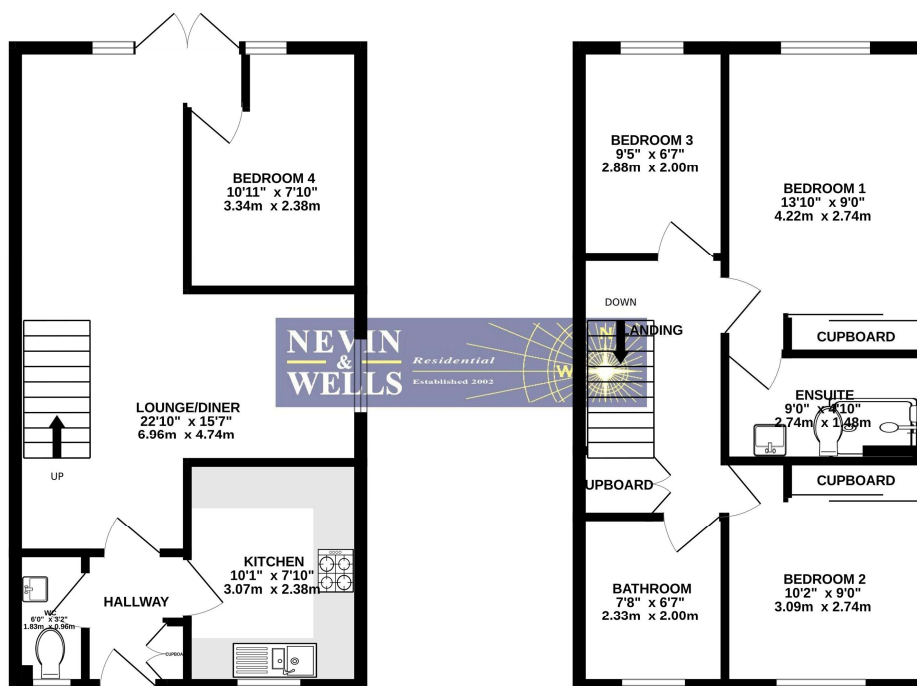
Modern build three/four bedroom end terrace house, within short walking distance of Egham Mainline station and New Magna Square complex including Everyman Cinema and Starbucks. The property comprises lounge/diner, separate kitchen and downstairs W.C, on the first floor there is a family bathroom, along with en-suite facilities to the main bedroom. Outside there is a private rear garden with side access, along with a single garage in block. Potential rental return of £2,600pcm to students.

Nightingale Shott, Egham, Surrey, TW20 9SX

FLOOR PLAN

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

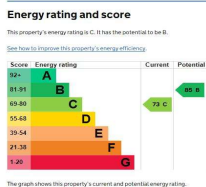
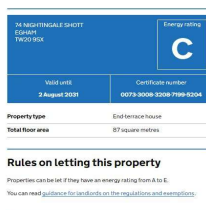
1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.2 sq.m.) approx.

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.
Made with Metropix 6/2023

EPC



COUNCIL TAX BAND:

E - Runnymede Borough Council

VIEWINGS:

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



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