NEVIN & WELLS

Residential

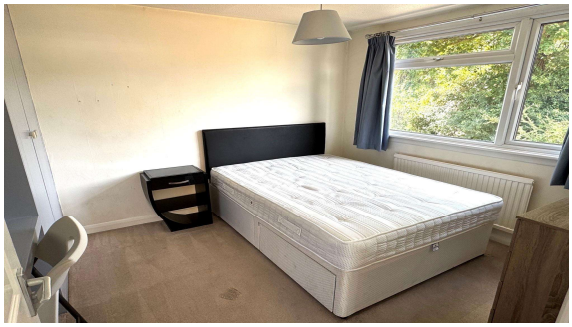
Established 2002



Nobles Way, Egham, Surrey, TW20 9RJ **£460,000 F/H**









A superbly presented family home offering three double bedrooms, situated in a quiet no-through-road, within 10 minutes walk of mainline station, high street shops and local schools. Benefits include a large lounge, gloss white kitchen/diner, modern white shower room and gas central heating. Externally, there is a secluded 40ft (12.19m) rear garden and private driveway with space for two cars. Access to local park and Royal Holloway University is close at hand. NO ONWARD CHAIN

169/170 High Street, Egham, Surrey, TW20 9EJ
Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk

The Property Ombudsman

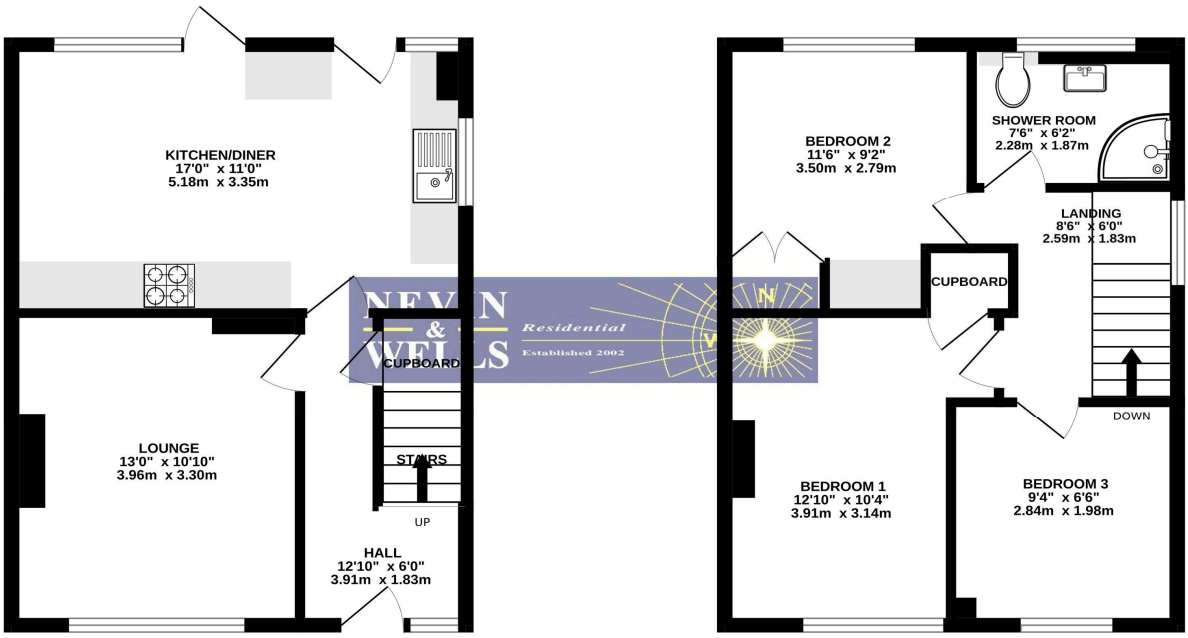
OFT Approved code

Nobles Way, Egham, Surrey, TW20 9RJ

FLOOR PLAN

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.

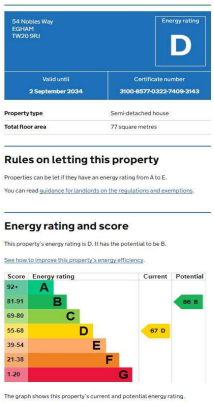
1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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.
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EPC



REAR GARDEN: Secluded 40ft (12.19m) garden, with side access, back onto recreational field.

DRIVEWAY: Private drive with space for two cars

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**

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