



10 Northcroft Villas, Englefield Green, Egham, Surrey. TW20 0DZ

- Entrance Porch
- Spacious Lounge/ Diner
- Extended Kitchen/ Breakfast Room
- Study
- Utility Room
- Three Double Bedrooms
- Two Bathrooms
- Large Rear Outhouse
- Private Driveway
- Spacious Garden



PROPERTY DESCRIPTION

A delightfully spacious and characterful property located in a quiet cul-de-sac in the ever popular village of Englefield Green. The property benefits from a rear extension, large outhouse and private driveway, not to mention potential for further extension STPP. Offered to the market with no onward chain and ideal for a family looking for a large home. Contact our office now for more information.



ROOM DESCRIPTIONS

Entrance

Approached via a front aspect porch with wooden entrance door going through to the hallway with solid wood flooring, U shaped stairs with large storage cupboard and wall mounted radiator.

Living Room

3.35m x 3.67m (11' 0" x 12' 0") Front aspect double glazed bay with sash windows, solid wood flooring, wall mounted double radiator and entryway to;

Dining Room

3.35m x 3.76m (11' 0" x 12' 4") gas fireplace, solid wood flooring and wall mounted radiator. Door to hallway and entryway to;

Breakfast Room

2.81m x 2.92m (9' 3" x 9' 7") Dual rear aspect double glazed French doors to garden, two skylight windows, vinyl tile flooring and entryway to;

Kitchen

3.40m x 2.92m (11' 2" x 9' 7") Rear aspect double glazed windows, a range of eye and base level units with integrated double bowl drainage sinks and space for gas cooker, dishwasher and base level fridge.

Utility Room

1.41m x 4.56m (4' 8" x 15' 0") Rear aspect double glazed windows and integrated combi boiler, sink, base level units with space for fridge/ freezer, washing machine and dryer. Side door to garden and driveway.

Study

1.87m x 3.39m (6' 2" x 11' 1") Front and side aspect double glazed windows, carpeted flooring and wall mounted radiator.

Bathroom

1.82m x 2.38m (6' 0" x 7' 10") Side aspect single glazed window, bath with shower attachment, low level WC, pedestal wash basin, heated towel rail and vinyl tiled flooring.

First Floor Landing

Two double glazed skylight windows, carpeted flooring and doors to all rooms.

Principle Bedroom

3.35m x 3.67m (11' 0" x 12' 0") Front aspect double glazed sash windows, built in wardrobes and drawers, carpeted flooring and wall mounted radiator.

Bedroom Two

3.35m x 3.78m (11' 0" x 12' 5") Rear aspect double glazed sash windows, carpeted flooring and wall mounted radiator.

Bedroom Three

3.00m x 2.73m (9' 10" x 8' 11") Rear aspect double glazed sash windows, built in airing cupboard housing hot water cylinder, carpeted flooring and wall mounted radiator.

Shower Room

3.01m x 0.88m (9' 11" x 2' 11") Two double glazed skylight windows, shower, low level WC, built in wash basin and parquet flooring.

Garden

Approximately 80ft in length and mostly laid to lawn with planted borders, block paved patio and side access to driveway.

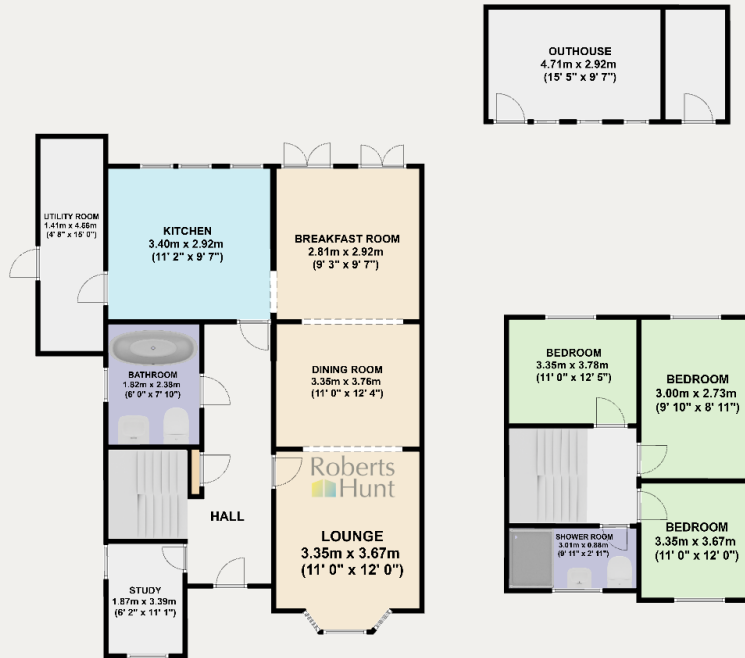
Outhouse

4.71m x 2.92m (15' 5" x 9' 7") Front aspect double glazed windows, carpeted flooring, lighting and skylight windows. Storage shed on the side.

Disclosure

Under Section 21, Estate Agents Act 1979 we hereby advise an employee of Roberts Hunt has a family connection with the sellers of the property but no financial interest.





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |