



32 Windermere Close, Egham, TW20 8JR
£425,000

 **HORLER**

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Situated in Egham, this well-presented three-bedroom end-of-terrace family home occupies a desirable corner position and offers generous and versatile accommodation throughout. Ideally located close to a range of local amenities, schools and excellent transport links, the property is well suited to families, couples and commuters alike.

The accommodation comprises three spacious double bedrooms, providing plenty of room for family members or those requiring additional space for working from home. The open-plan living and kitchen area creates a bright and sociable space, ideal for both everyday living and entertaining.

Upstairs, there is a family bathroom, while a convenient downstairs washroom adds further practicality. Outside, the property benefits from a private and secluded garden, providing a peaceful outdoor space to relax and enjoy.

Combining generous accommodation, a corner position and a convenient location, this attractive family home offers an excellent opportunity to enjoy comfortable living in the popular town of Egham.

For viewings, please call on 01753 621234



Entrance

Through partially glazed UIPVC front door leading to.....

****Although these details are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract**.**

Living/Kitchen

With rear aspect UPVC double glazed French doors and rear aspect UPVC double glazed window from kitchen, laminate wood flooring throughout, recessed downlights, kitchen with a range of eye and base level units with complementary work surface, induction hob with overhead extractor fan hood, integrated oven, space for freestanding washing machine, fridge freezer, mixer tap and power points.

Washroom

With low level wc and pedestal wash hand basin.

Bedroom 3

Rear aspect UPVC double glazed window, power points and ample room for freestanding bedroom furniture.

Bedroom 1

With rear aspect UPVC double glazed window, wall hung radiator, laminate flooring, power points and space for freestanding bedroom furniture.

Bedroom 2

Rear aspect UPVC double glazed window, laminate flooring and power points and space for freestanding bedroom furniture.

Family Shower Room

With rear aspect frosted UPVC double glazed window, low level wc, glass cubicle shower unit, pedestal wash hand basin, heated towel rail, tiled flooring and walls.

Rear Garden

A secluded back garden with wooden fence surround, timber shed to the ear, laid mostly to lawn with adjacent flower beds.

Front of Property

With paved path leading to the front door with wooden fence to the right hand side.

General Information

Council Tax Band C

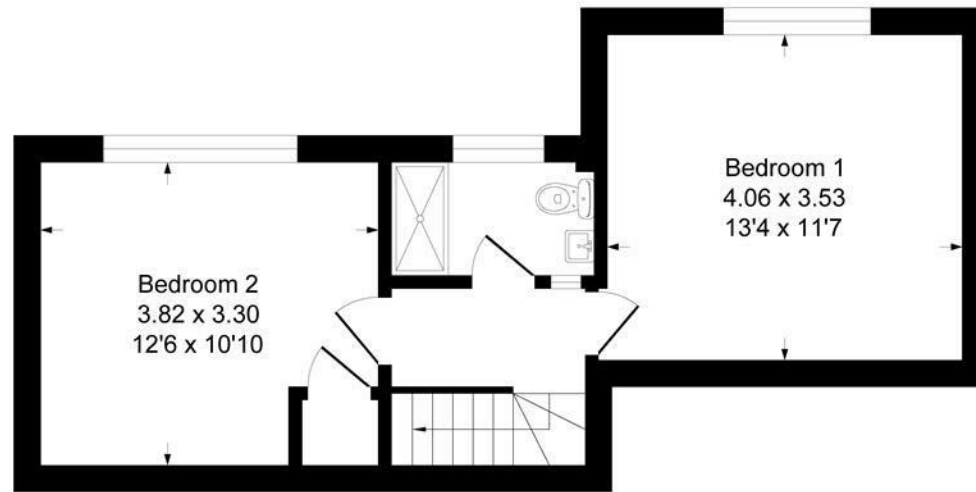
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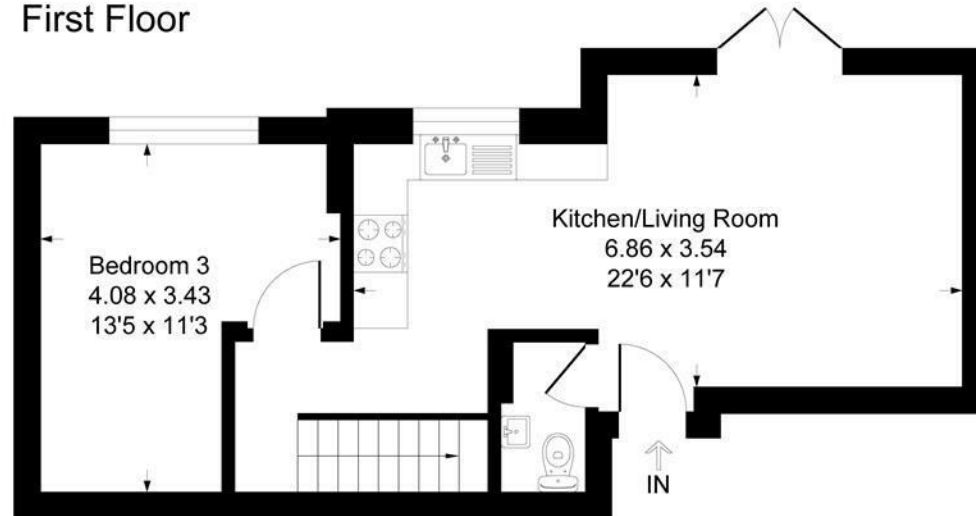


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Approximate Gross Internal Floor Area = 76.4 sq m / 822 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.