



7 Albany Place, Egham, TW20 9HG Offers in excess of £650,000

A spacious and well-presented detached family home, tucked away in a quiet cul-de-sac just moments from Egham town centre and mainline station.

Offering versatile accommodation, the property features three generous reception rooms, a bright kitchen, and the added benefit of a ground floor study/bedroom and bathroom. Upstairs provides four well-proportioned bedrooms and a family bathroom, ideal for growing families.

Externally, the home benefits from a private rear garden and a detached double garage.

Conveniently located within walking distance of Egham station (direct links to London Waterloo), local shops, cafes, and well-regarded schools, while also offering easy access to the M25, Heathrow, and surrounding green spaces including Runnymede.

A fantastic opportunity to secure a well-located family home with scope to personalise.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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