



33 Spring Avenue, Egham, TW20 9PJ

£585,000



# 33 Spring Avenue, Egham, TW20 9PJ

Ideally located in lovely residential road in the heart of central Egham, this well-presented three-bedroom semi-detached house offers an impressive blend of space, comfort, and convenience, perfect for families or investors alike.

The home features a generously extended kitchen/living/dining area, providing a fantastic open-plan space ideal for modern family life and entertaining. French doors open out to a beautifully maintained 70' rear garden, complete with a charming pergola draped in mature wisteria, offering a peaceful, shaded and picturesque outdoor retreat.

Additional highlights include parking for 3–4 cars via its own driveway and off street parking area, garage, a separate large workshop ideal for storage or hobbies and a small summerhouse. There is also a downstairs cloakroom, double glazing throughout and a gas central heating system to radiators.

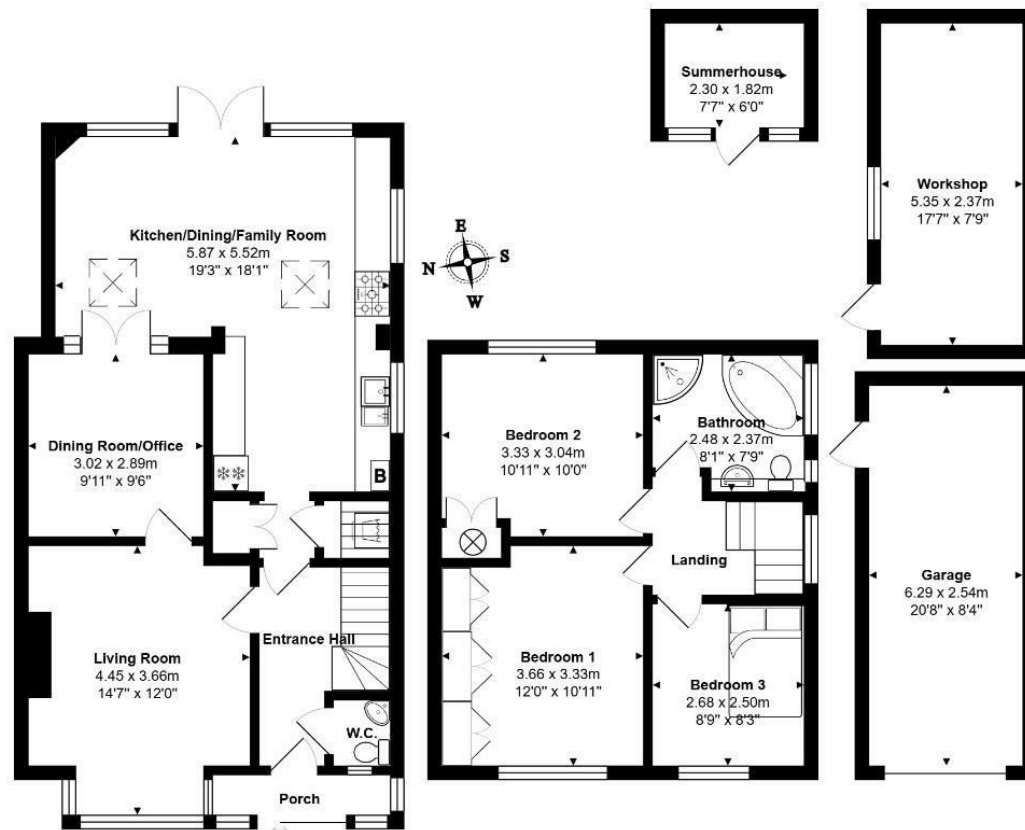
Upstairs, the property boasts a spacious family bathroom featuring a corner bath and separate shower enclosure and the three good sized bedrooms.

Lovingly maintained and enjoyed by the same family for many years, this home now presents an excellent opportunity for new owners, whether as a long-term family residence or as a buy-to-let investment, with strong rental demand in the area.

Early viewing is recommended to appreciate the space and potential on offer.  
EPC Rating: D.



## Floor Plan



Total Area: 105.8 m<sup>2</sup> ... 1139 ft<sup>2</sup> (excluding garage, workshop, summerhouse)



## Features

- Three Bedroom Semi
- Downstairs Cloakroom
- Big Kitchen/Breakfast/Family Room
- Double Glazed Windows.
- 70' Rear Garden
- Garage/Own Drive
- Two Reception Rooms
- Large Upstairs Bathroom
- Gas Central Heating
- Workshop & Summerhouse

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Tenure - Freehold Council Tax Band - D





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