



3 Ashleigh Avenue, Egham, TW20 8LB

£415,000

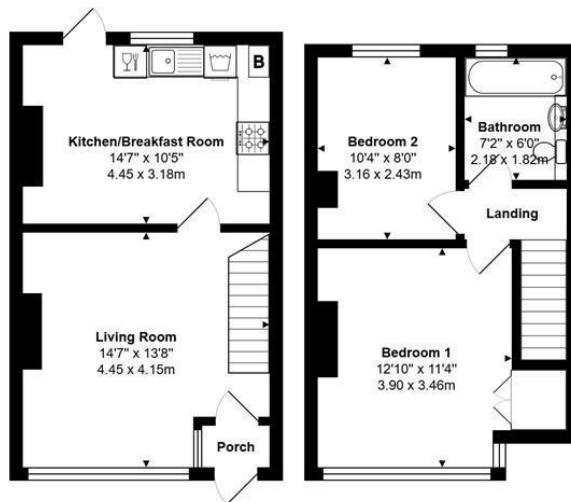
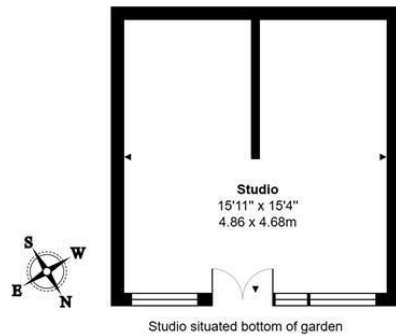
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This much improved two bedroom house is well presented throughout, benefitting from a good size lounge, kitchen/breakfast room and a modern upstairs bathroom. There is also a gas central heating system to radiators and double glazed windows. Externally the property comes into its own, with off road parking at the front, excellent south/west facing garden and a large studio with light & power and currently split as an office/lounge and a gym.

The property is situated about 1.25 mile from Egham town center, with Staines and Virginia Water a similar distance and all offering train stations, with access to the M25 and M3 about a 10 minute drive. EPC Rating: D.



Floor Plan



Total Area: 696 ft² ... 64.6 m² (excluding studio)



Features

- Two Bedroom House
- Living Room
- Lovely Upstairs Bathroom
- Double Glazing
- Useful Studio/Gym
- Off Road Parking
- Modern Kitchen/breakfast room
- Gas Central Heating
- South/West Facing Garden
- Good Decorative Condition

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Tenure - Freehold Council Tax Band - D

