





# Quindecim 15a Northcroft Road, Englefield Green, TW20 0DP

This four/five bedroom 2,734 Sq. Ft. almost new house is set in a wonderful location, just a minute's walk to the village green and within easy access to Windsor Great Park & Virginia Water.

Properties built by Windsor Homes are renowned for their quality and attention to detail with many fine examples and happy customers in the village. This property comes with underfloor heating throughout via air source heat pumps, solar heating with storage battery which is linked to the electric car charging unit, good size garage, superb kitchen by Wooden Heart of Weybridge with Siemens appliances, full height Liebherr refrigerator and separate freezer, porcelain work tops and island unit with prep sink and Quooker boiling tap and a large wine refrigerator. In fact the kitchen/family/dining room is huge (approx. 650sq.ft.) with large floor tiles and 6m bi-fold doors which lead onto the secluded rear garden.

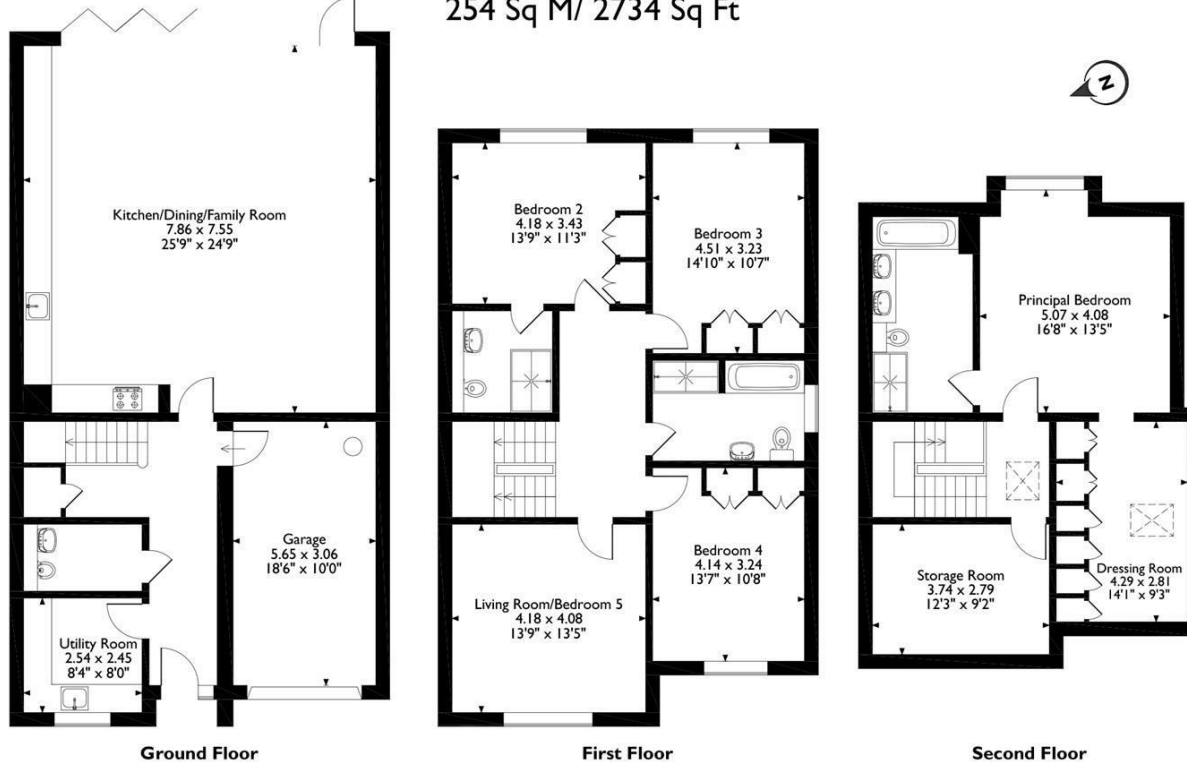
The principal bedroom has an en suite bath/shower room and dressing room, along with air conditioning, with a second unit on the landing helping to cool the core of the house. The second bedroom has a large en suite shower room and the family bathroom has an additional shower, all with quality fitments. Landing and hallway areas are spacious with bespoke feature panelling and there is of course a large downstairs cloakroom and a utility room. Block-paving provides parking for 3-4 cars.

A love for locals and non-locals alike, is Windsor Great Park with its superb walking and cycling and where attractions include Valley Gardens, the Punch Bowl, Savill Gardens, the obelisk, totem pole and Smith's Lawn, not forgetting Virginia Water lake itself. Egham's comprehensive shopping and train station (London Waterloo approx. 40 minutes') are about 1.25miles away and access to the the excellent motorway network can be reached with a 2-3 mile drive to Junction 13 of the M25. Excellent schooling, both state and private, are all within easy reach. EPC Rating: B



# Floor Plan

15 Northcroft Road, Quindecim, Englefield Green, Surrey  
Approximate Gross Internal Area  
254 Sq M/ 2734 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Features

- 2,734sq.ft. Almost New House
- 4/5 Double Bedrooms
- Huge (635sq.ft.) Kitchen/Family/Dining Room
- Utility Room & Downstairs W.C.
- Solar Heating & Battery Storage
- Fantastic Location
- 2 En Suites
- Quality Fitted/Integrated Appliances
- Underfloor Heating Throughout
- Garage & Parking

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Tenure - Freehold Council Tax Band - G



