

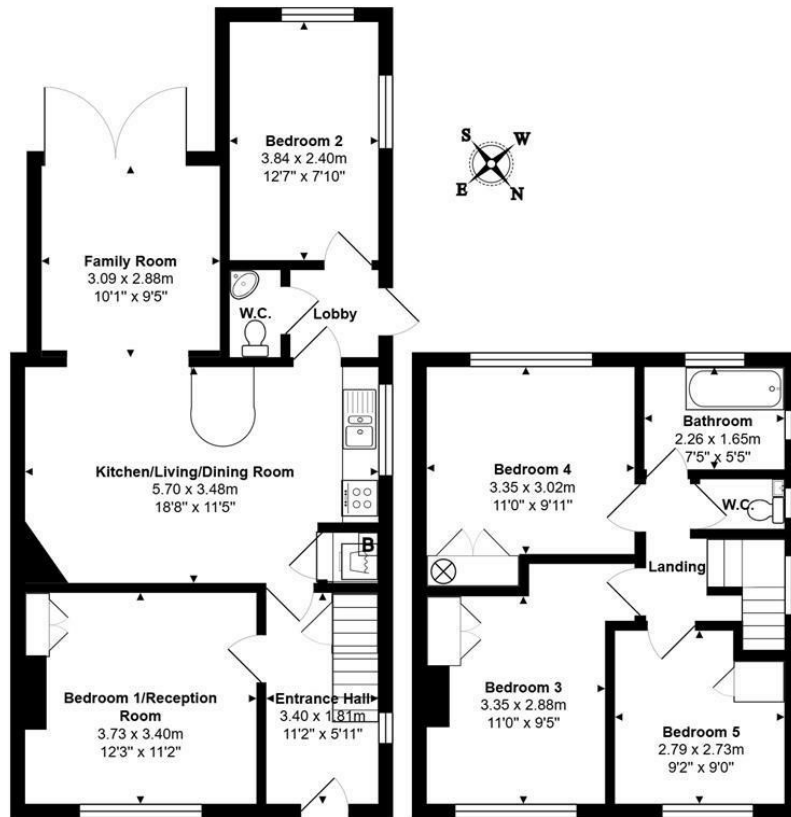


81 Larchwood Drive, Egham, TW20 0SL

This property is currently let until the summer of 2026 at £2,500cm, but could easily suit a family once the tenants have vacated. It benefits from a ground floor extension and clever re-configuration work, which gives an excellent size L-shaped kitchen/dining/family room with access onto the garden and lovely views beyond. There is a cloakroom/w.c. downstairs along with 2 double bedrooms, whilst on the first floor there are 3 good sized bedrooms and a bathroom with chrome shower. The property is well presented, gas centrally heated with radiators and is double glazed. Quietly located about a 16/17 minute walk to the village and Royal Holloway University, it would make a great purchase for an 'investment buyer' or a family. EPC Rating: C.



Floor Plan



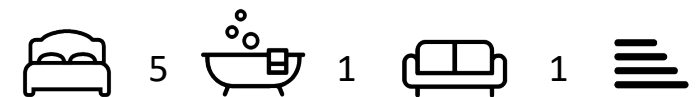
Total Area: 104.0 m² ... 1120 ft²



Features

- Semi-Detached House
- Upstairs Bathroom
- Downstairs W.C.
- Gas C.H. to Radiators
- Quietly Located
- Three Bedrooms Upstairs
- Large Kitchen/Dining/Family Room
- Two Further Receptions/Bedrooms
- Double Glazing
- Large Sunny Rear Garden

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Tenure - Freehold Council Tax Band - D

