



7a Bond Street, Englefield Green, TW20 0PG

£375,000

# 7a Bond Street, Englefield Green, TW20 0PG

Rare opportunity to purchase this much larger than average two double bedroom Victorian first floor maisonette with additional benefit of potential building plot.

Offering superb, bright and airy accommodation of almost 800 square feet, the maisonette is ideal for discerning buyers looking to maximise potential, and for those seeking a sunny home in a convenient location close to the university and local amenities.

Excitingly, there is a large (overgrown) south-facing garden behind the property, owned jointly with the ground floor maisonette, with the potential to provide a garden area, parking space and a generous plot for a small detached property (subject to planning permission/building regulation approval). Note: access is excellent and a similar building already occupies the neighbouring plot, so there is a high probability of adding value!

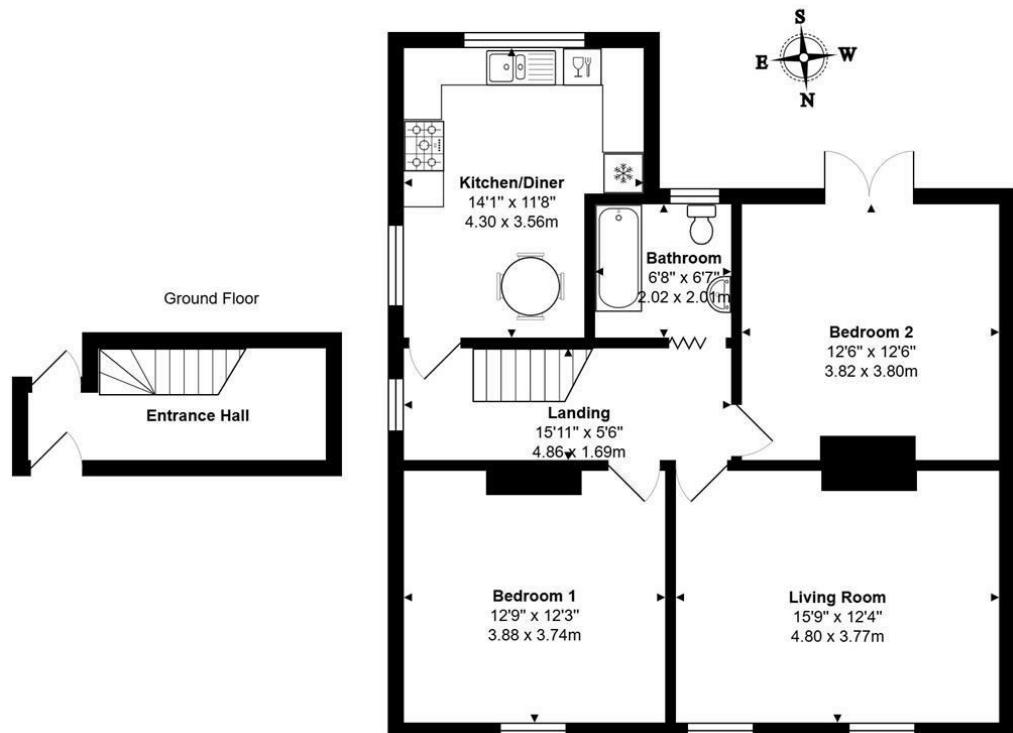
The property is situated within the heart of Englefield Green, a much sought after village on the edge of Windsor Great Park, yet within easy reach of London Waterloo (approx. 40 minutes from Egham) and 15-20 minutes' drive to Heathrow airport, and easy walking distance of Royal Holloway university.

Recently decorated throughout, with solid oak wood floors, fireplaces and double glazed windows that, along with high ceilings, allow light to flood in to help showcase this wonderful home.

Accommodation comprises: a superb living room with fireplace and inset gas fire, fully fitted kitchen/breakfast room with space for table & chairs, modern bathroom, two 'proper' double bedrooms and an under-stair utility area. There is a gas central heating system to radiators with a modern 'combi' boiler fitted late 2018. The owner has a share of the Freehold and there is a head-lease of 988 years and no ground rent payable. Council Tax band: D. EPC Rating: E.



## Floor Plan



## Features

- Share of Freehold
- First Floor Maisonette
- Ground Floor Entrance
- Large Living Room
- Kitchen/Diner
- Two Double Bedrooms
- Large Bathroom
- High Ceilings
- Gas C.H. & D' Glazing
- Large Plot (ask for details)

