

ASPEN
SALES & LETTINGS

14 Osborne Road, Egham, TW20 9RN

£750,000

# 14 Osborne Road, Egham, TW20 9RN

A charming and characterful three-bedroom detached family home, ideally situated in a quiet residential road in the heart of Egham, just a five to six-minute walk from the mainline railway station, offering direct services to London Waterloo in approximately 40-45 minutes.

The property beautifully combines period charm with practical modern-day living, with a spacious kitchen/breakfast/family room forming the true hub of the home. This wonderful space is ideal for everyday family life and entertaining, with direct access to the good-sized rear garden, creating a seamless connection between indoor and outdoor living. A separate cosy snug provides the perfect retreat, whilst attractive fireplaces add warmth and character. Unusually for a property of this style, there is the added convenience of both a first-floor family bathroom and a ground-floor shower room. Additionally, in this modern world with so many people working from home, there is the benefit of a very large office, with large window to the front and double doors to the rear.

The location is equally appealing, with Egham's rejuvenated town centre just a short stroll away, offering an excellent selection of independent coffee shops, pubs, restaurants and everyday amenities, including Tesco and Waitrose, together with the popular Everyman Cinema.

Outside, the property enjoys a generous rear garden, perfect for summer gatherings, family activities and alfresco dining, whilst off-street parking to the front provides further convenience.

Combining character, versatile living space and an exceptionally convenient yet peaceful setting, this delightful detached home offers an excellent opportunity for families and commuters alike. Early viewings are highly recommended. EPC Rating: D.

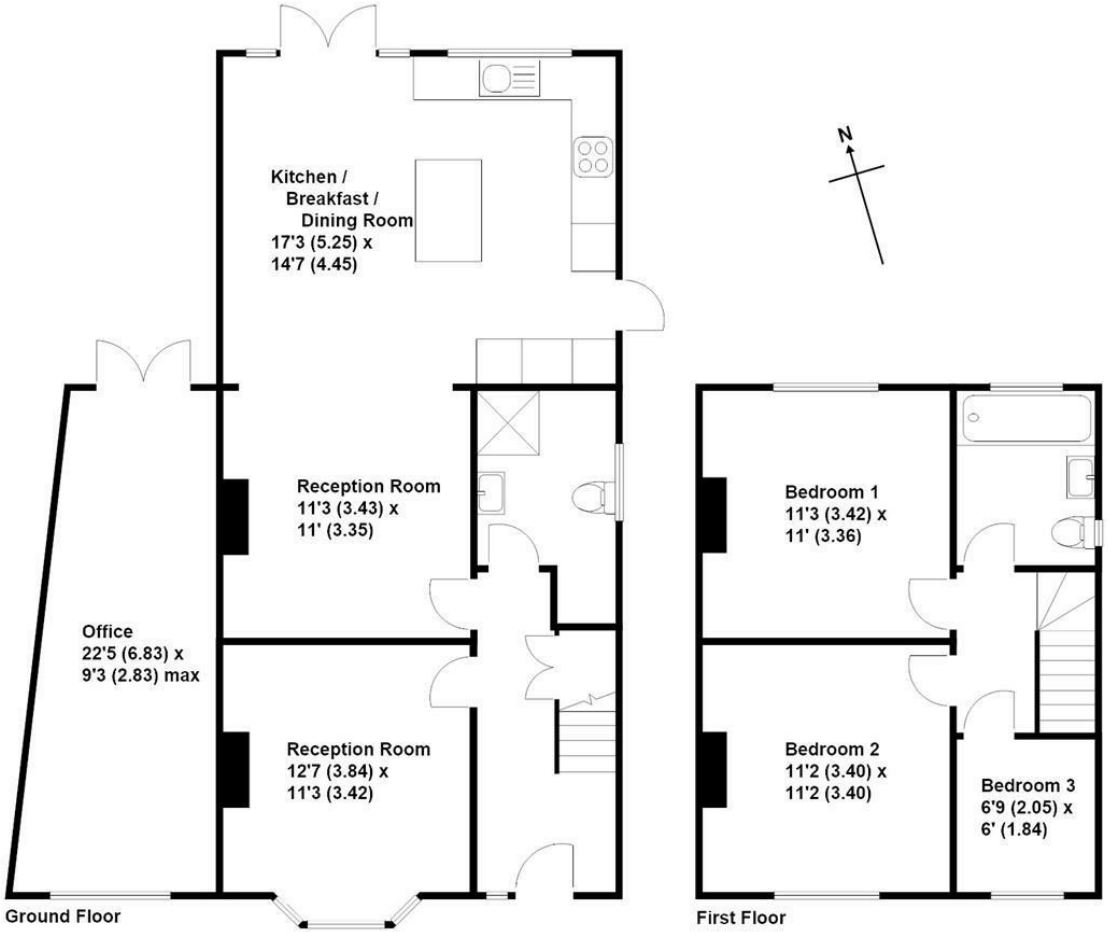




Floor Plan

# Osborne Road, Egham

**Approximate gross internal floor area 1244 sq/ft - 115.6 m/sq**




These plans are not drawn to scale and are for representational purposes only.
The services, systems and appliances listed in these details have not been tested by Aspen Residential, and no guarantee is given to their operational ability or efficiency.
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## Features

- Three Bedroom Detached House
- Big Kitchen/Breakfast/Family Room
- Upstairs Bathroom
- Large Office
- Off Road Parking
- Quiet Central Egham Location
- Separate Living Room
- Downstairs Shower Room
- Good Size Rear Garden
- Short Walk to Train Station

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Tenure - Freehold Council Tax Band - D


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