

ASPEN
SALES & LETTINGS

9 Northcroft Villas, Englefield Green, TW20 0DZ

£895,000

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This charming 4 bedroom Victorian villa offers spacious, well-laid out accommodation and is set in a prestigious area of the village, just a 4-5 minute walk from the village green, where families happily play and cricket can be viewed from the popular Barley Mow pub.

The property boasts three double bedrooms and one large single, with the principal having a high vaulted ceiling, Juliet balcony and a lovely ensuite shower room. The modern family bathroom has Villeroy & Boch sanitary ware and the landing is approached via a dog-leg staircase with a window.

We feel the property will be perfect for a growing family, with the standout feature being the large living room which is partially open-plan to the impressive dining room with its vaulted ceiling, Velux windows and French doors onto the garden and there is a large kitchen with granite worktops, integrated appliances and an island unit with wood style surface. There is a useful downstairs cloakroom and a utility room with water softener, boiler and access to the garage.

Most rooms have high ceilings and this is seen beautifully in the separate snug with its bay window and chimneybreast with a cast iron open fireplace and a lovely bespoke dresser unit either side.

There is parking off road for two vehicles and also a garage with an electric roller door and vaulted ceiling, for potential storage, and a personal door to the rear garden, which is mainly laid to lawn with flower/shrubbery borders and seclusion provided by mature hedgerow, with a pergola and patio area at the bottom and a useful shed.

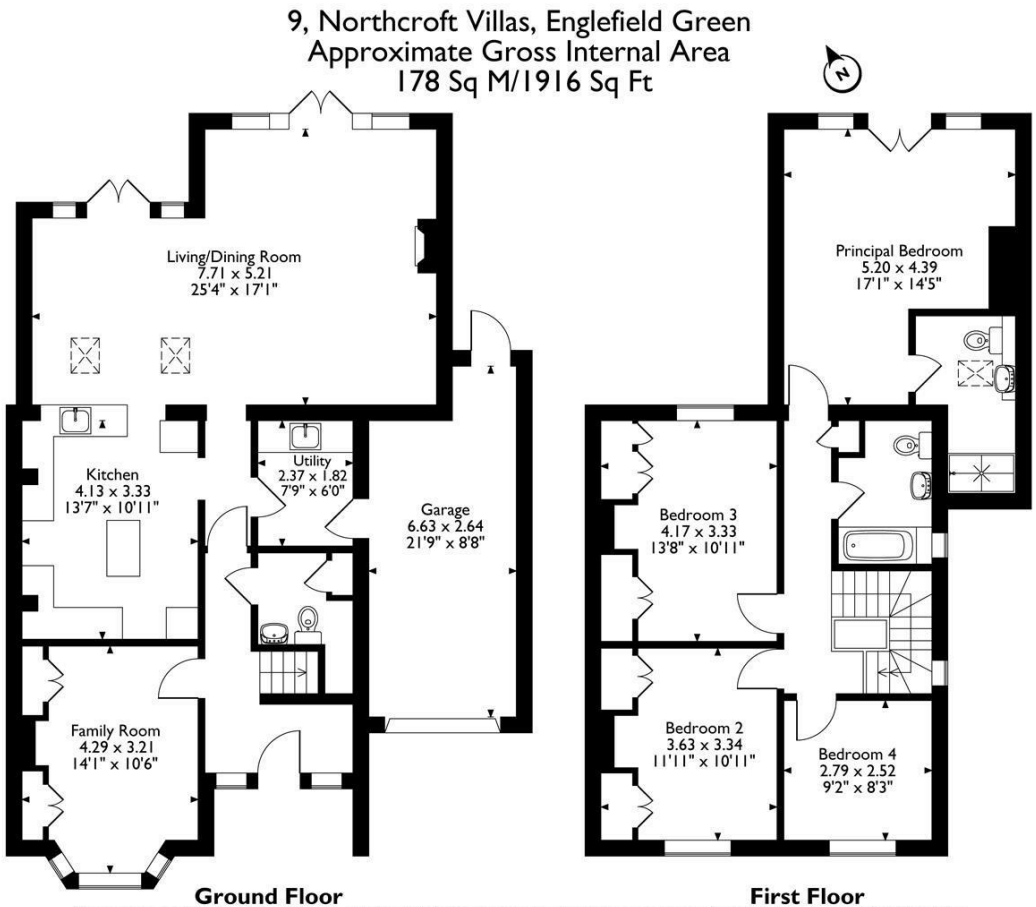
The property is within a 5 minute walk of the village green, with Windsor Great Park about 10-15 minutes further and under a ten minute drive to Egham train station (London Waterloo approx. 40 minutes). London Heathrow is about a 15 minute drive and J13 of the M25 a 5-10 minute drive, giving easy access to the M4. M40 and M3. NB: 'AI' used to help tidy up and green the grass, following the drought.

EPC Rating: C.





Floor Plan



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

- Superb 4-Bedroom Character Semi
- Downstairs Toilet & Utility Room
- Large Kitchen/Dining Room
- 3 Doubles & 1 Large Single Bedroom
- Good Size Rear Garden
- Very quiet, country style lane
- Separate Snug with Fireplace
- Big Living Room
- Family Bathroom & Ensuite
- Garage & Drive

4 2 3

Tenure - Freehold Council Tax Band - E

10 St Judes Road, Englefield Green, Surrey TW20 0BY
Tel 01784 433696
sales@aspenestateagents.co.uk


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