



15 Southcroft, Englefield Green, TW20 0QG

£1,000,000

# 15 Southcroft, Englefield Green, TW20 0QG

A spacious modern double fronted detached house, situated in a small cul-de-sac in the heart of the village, built around 35 years ago by Runnymede Homes. The stand-out feature has to be the big kitchen/breakfast room with built in appliances and granite work-surfaces, including a large island unit.

For those with an older relative or someone with mobility difficulties seeking a bedroom on the ground floor, then this house will 'tick that box', as there is an excellent double bedroom with its own en suite and direct access onto the rear garden!

There is under-floor heating to the whole ground floor, apart from the living room and the study area will prove useful for those working from home. Upstairs are 4 further bedrooms, with a lovely en suite shower room from the master bedroom and of course a family bathroom.

The double glazed windows were re-fitted throughout by Sherborne in 2018 and the boiler was replaced in 2021. There is a Megaflow hot water in the main loft which has increased insulation and a new ladder.

All first floor rooms apart from the bathroom have been re-fixed with sound insulation within the voids. There is parking for 3-4 cars at the front with lovely lawned areas and colourful flower/shrubbery beds. The rear garden is gorgeous....well secluded and stocked with mature shrubbery and colourful plants, with a full width paved patio and sink with hot & cold water, perfect to help with entertaining, or cleaning down the dog after a walk around the nearby village green!

There is a superb office/summerhouse that would again make a great office or gym and has light, power.  
Highly Recommended  
EPC Rating: D.



# Floor Plan

Approximate Gross Internal Area  
 Main House = 140 Sq M/1507 Sq Ft  
 Outbuilding = 19 Sq M/205 Sq Ft  
 Total = 159 Sq M/1712 Sq Ft



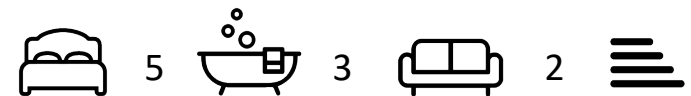
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Features

- Double Fronted Detached
- Double Aspect Living Room
- En Suite Ground Floor Bedroom
- Two Further Bathrooms
- Off Road Parking
- Big Kitchen/Breakfast Room
- Downstairs Cloakroom
- Four Further Bedrooms
- Lovely, Secluded Rear Garden
- Quiet Residential Location

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Tenure - Freehold Council Tax Band - G

