

16 Ilex Close, Egham, TW20 0TH

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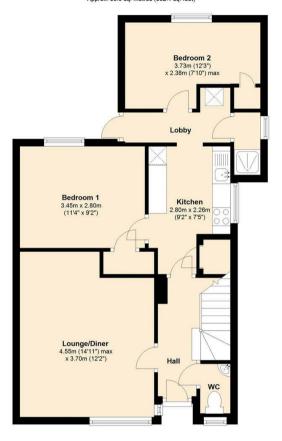
This excellent sized 5 double bedroom student property has 2 bedrooms downstairs with a loo and shower cubicle and 3 bedrooms upstairs with a bathroom (electric shower over bath). There is a large lounge/dining room, kitchen with appliances, modern boiler and access onto a small rear garden. Only about a 10/12 minute walk to uni. Energy Rating D.



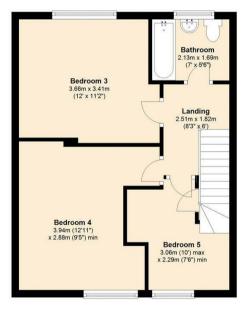


## Floor Plan

**Ground Floor** Approx. 55.9 sq. metres (602.1 sq. feet)



First Floor Approx. 43.4 sq. metres (467.2 sq. feet)







## **Features**

- 5 beds
- Communal room
- Garden

- 2 bathrooms, 2 wcs
- Gas central heating
- 10/12 minute walk to uni



