



17 Armstrong Road, Egham, TW20 0RW

£375,000

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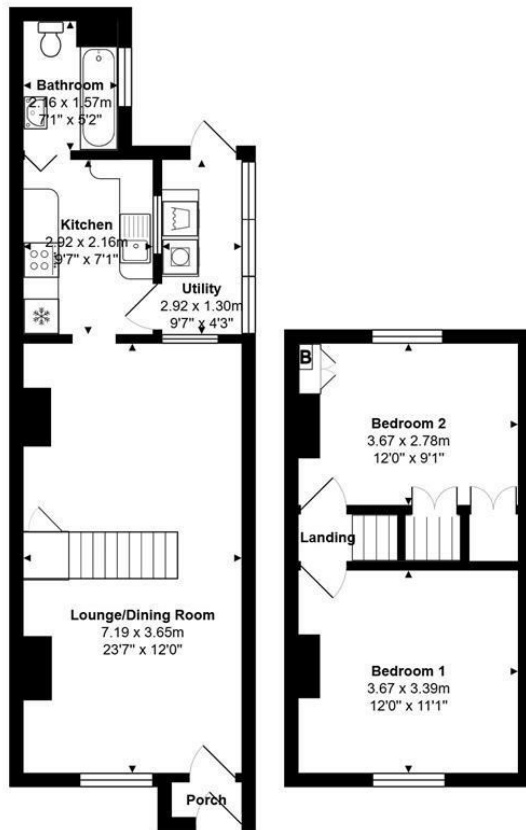
This character two double bedroom cottage is situated in one of Englefield Green's popular residential side roads and benefits from a lovely rear garden, ideal for entertaining.

The living room is approached from the practical entrance porch and has a lovely fireplace and leads through to the good size dining room, which the central staircase affords some separation. The kitchen has a good size useful utility area off to the right, which also gives access to the rear garden and there is also a bathroom downstairs. Upstairs are two double bedrooms and there is potential for a loft conversion, which some of the neighbours have done.

The house benefits from gas central heating to radiators, double glazed windows and a 65' rear garden which has a good size shed at the bottom. This house would make a great first time buy or ideal for a 'downsizer'. EPC Rating: D.



# Floor Plan



Total Area: 68.4 m<sup>2</sup> ... 736 ft<sup>2</sup>



## Features

- 2 Double Bedrooms
- Modern Kitchen
- Double Glazed Windows
- 65' Rear Garden
- Quiet Residential Road
- 2 Reception Rooms
- White Bathroom Suite
- Gas Central Heating
- Village Location
- Victorian Cottage

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Tenure - Freehold Council Tax Band - D

