



# 31 Stephen Close, Egham, TW20 8DR

An impressive and substantially extended four-bedroom semi-detached family home, situated in a quiet cul-de-sac in Stephen Close, offering approximately 1,528 sq. ft. of spacious and versatile accommodation. Ideally suited to growing families and multi-generational living, the property benefits from a contemporary kitchen/dining room, generous reception space, a ground-floor bedroom with en-suite facilities, solar panels and extensive off-street parking.

The accommodation begins with a welcoming entrance hall featuring tiled flooring and underfloor heating, leading to a spacious living room and a well-appointed modern kitchen/dining room, ideal for family life and entertaining. A separate family room offers flexibility as a playroom, home office or additional reception room. A particular feature is the ground-floor bedroom with en-suite facilities, perfect for guests, extended family or those requiring accommodation on one level. Remote-controlled, sensor-operated skylights provide additional natural light and ventilation.

Upstairs are three further well-proportioned bedrooms, a family bathroom and a separate WC, providing comfortable family accommodation.

Externally, the property enjoys a generous driveway providing parking for four to five vehicles, together with a useful detached outbuilding offering additional storage. Solar panels provide a further practical benefit, while the cul-de-sac setting offers a peaceful residential environment.

Stephen Close is conveniently positioned between Staines-upon-Thames and Egham, with both town centres offering excellent shopping, restaurants and leisure facilities. Both railway stations provide services towards London Waterloo, while the M25, M3 and Heathrow Airport are readily accessible. The area is also well served by local schools.

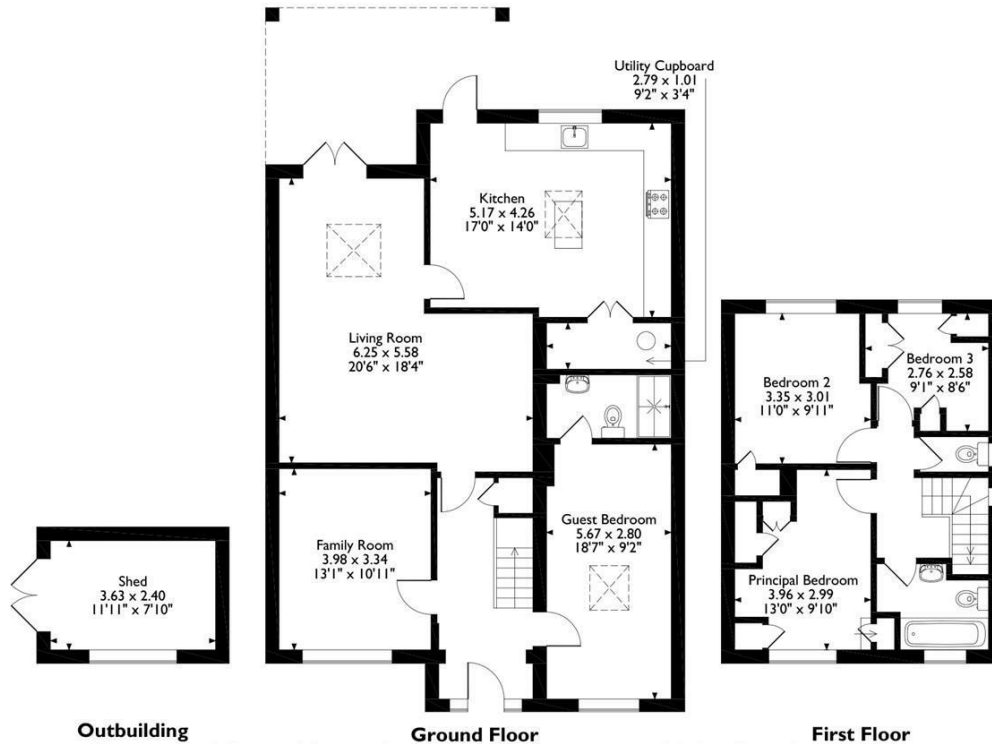
A superb opportunity to acquire a spacious and adaptable family home in a highly convenient location.

Please note: AI has been used to enhance some marketing photographs.

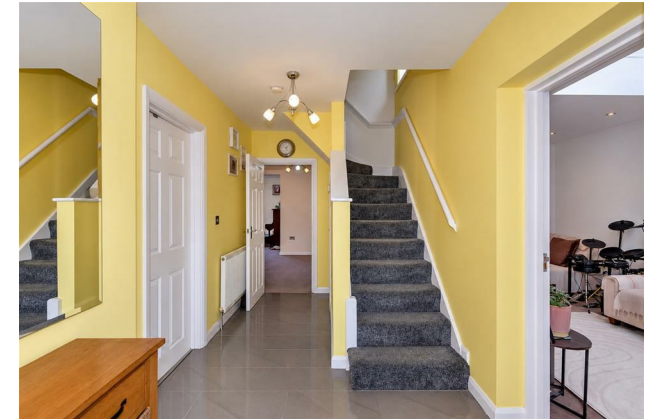


## Floor Plan

31, Stephen Close, Egham, Surrey  
 Approximate Gross Internal Area  
 Main House = 142 Sq M/1528 Sq Ft  
 Outbuilding = 8 Sq M/86 Sq Ft  
 Total = 150 Sq M/1614 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

- Modern Kitchen/Dining Room
- Large Driveway
- Covered outside space
- Popular location for schools
- Downstairs room with En-Suite
- Composite Decking

