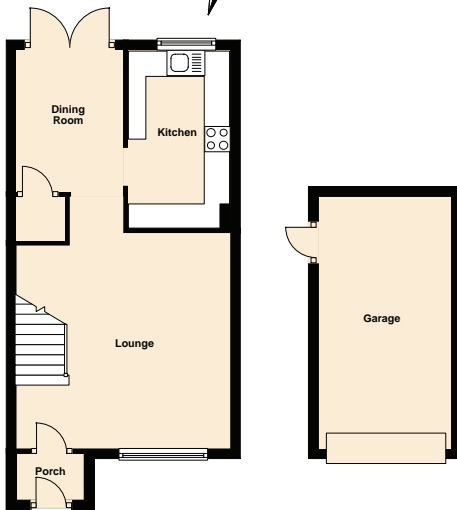


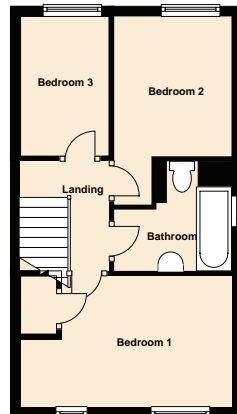
## Englefield Green £317,500 Freehold



**Ground Floor**  
Approx. 46.4 sq. metres (499.0 sq. feet)



**First Floor**  
Approx. 31.4 sq. metres (336.2 sq. feet)



**THIS 3 BEDROOM END OF TERRACE HOUSE IS SITUATED ON THE POPULAR LARKSFIELD DEVELOPMENT BUILT AROUND 1982 BY CROUDACE HOMES, WITHIN A SHORT WALK OF THE VILLAGE SHOPS & SCHOOLS AND AN EASY STRIKING DISTANCE OF VIRGINIA WATER/WINDSOR GREAT PARK. THERE IS A LOVELY REAR GARDEN, A GAS CENTRAL HEATING SYSTEM TO RADIATORS, DOUBLE GLAZING AND A GARAGE, WITH ACCESS FROM THE GARDEN.**

**NOTICE:** ALL ROOM SIZES ARE APPROXIMATE - ASPEN HAVE NOT CARRIED OUT A SURVEY ON THIS PROPERTY AND OFFER NO GUARANTEES - ALL FLOOR-PLANS ARE NOT TO SCALE AND OFFERED AS A GENERAL LAYOUT GUIDE. ALL BUYERS TO RE-MEASURE FOR FIXTURES AND PERSONAL FITTINGS.

### **32 Larksfield, Englefield Green, Surrey, TW20 0RD.**

Situated on this ever popular development built around 1982 by Croudace Homes, is this 3 bedroom end of terrace house with the benefit of a modern kitchen, recently re-fitted bathroom, double glazed windows & doors, a gas central heating system to radiators and a garage to the side of the garden, with personal door into it. The house is situated within a few hundred yards of Englefield Green's village shops, with Egham town centre approximately 1.25 miles away, which has a mainline station to Waterloo.

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#### **Porch:**

Frosted double glazed window and front door, ceiling, light point, chrome power point and light switch, door to:

#### **Lounge: 4.24m extending to 4.90m x 4.22m max. (13'11 extending to 16'1 x 13'10 max.)**

Wide double glazed window overlooking the front garden, 2 double radiators, ceiling light point, TV and telephone point, chrome light switch.

#### **Dining Room: 2.79m x 2.11m (9'2 x 6'11)**

Wide double glazed French doors overlooking and leading onto the rear garden. There is a tiled floor, ceiling light point, large storage cupboard, double radiator, chrome light switch & power points, opening to:

#### **Kitchen: 3.43m x 2.01m (11'3 x 6'7)**

Range of eye and base level light Beech wood style units with roll-edged granite effect work surfaces over and inset stainless steel single drainer sink unit with mixer tap. There is space for a washing machine and freezer, integrated refrigerator, built in stainless steel oven with 4-ring gas hob over and matching extractor hood above. There is a tiled floor, part tiled walls, ceiling light point, wall mounted gas boiler, double glazed window overlooking the secluded rear garden.

#### **Landing:**

Ceiling light point, access to loft space, double radiator, chrome power point and light switch.

#### **Bedroom One: 4.22m max. 2.62m (13'10 max. x 8'7)**

Two double glazed windows to the front, double radiator, large storage cupboard, telephone point, ceiling light point, chrome light switch.

#### **Bedroom Two: 3.71m x 2.31m (12'2x 7'7)**

Double glazed window overlooking the rear garden, double radiator, ceiling light point, chrome light switch, wood effect laminate floor.

#### **Bedroom Three: 2.79m x 1.78m (9'2 x 5'10)**

Double glazed window overlooking the rear garden, double radiator, ceiling light point, chrome light switch, telephone point.

#### **Bathroom: 2.31m 2.18m max. (7'7 x 7'2 max.)**

White suite comprising panelled bath with chrome taps and built in Aqualisa shower unit with glass shower screen, pedestal wash hand basin with chrome mixer tap, low-level w.c. chrome heated towel rail, frosted double glazed window to the side, ceiling light point, part tiled walls with coloured glass dado tiling.

#### **Outside:**

#### **Front:**

There is a small area of garden with flower/shrubbery bed and a gate with pathway to:

#### **Rear Garden: 10.06m (33')**

With a sunny Westerly aspect, laid to lawn and secluded with fencing to the sides and rear with some flowers/shrubs and a wide paved patio, with matching pathway leading to the garage. There is a gate for additional rear access and behind the garage is an additional piece of garden measuring approx. 4.72m x 1.98m (15'6 x 6'6), approached via an arbour with creeping Honeysuckle.

#### **Garage: 5.13m x 2.57m (16'10 x 8'5)**

With up & over door and a pitched tiled roof enabling extra storage, with light and power and additional parking space in front. There is a personal door leading to/from the rear garden.

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To view this property contact  
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