



Kingswood Close Englefield Green TW20

£3,950 Per Month - Available Now

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*A superbly presented contemporary family home located in Englefield Green.*

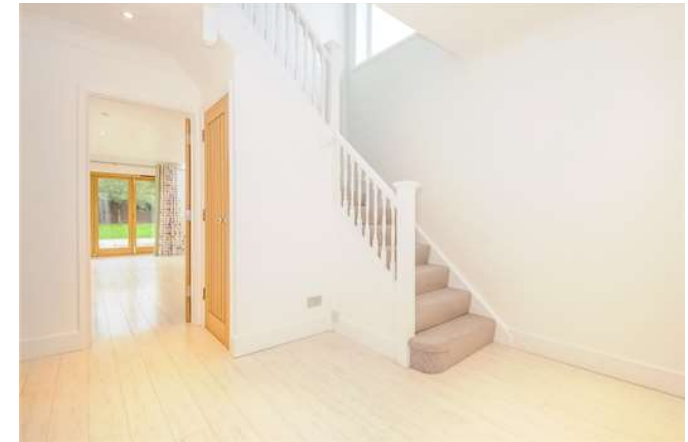
Entrance hall | Living room | Kitchen/dining room | Utility room | Bedroom 5/Reception room | Four bedrooms | Three bathrooms | Garage | Garden | Driveway.

## Description

This superbly presented contemporary family home offers wonderful open plan family living space and well as generous accommodation. Upon entry there is a spacious hallway with ample storage cupboards, cloakroom and a sitting room with feature open plan fireplace. The kitchen/breakfast/family room is a vast open plan space, offering lots of light and bi fold doors which open to the well presented garden. There is a separate utility room which has an integrated door to the garage and also a downstairs bedroom with en-suite bathroom, perfect for guests, a live in housekeeper or to be used as an additional reception room. To the first floor, there is a master bedroom with en-suite bathroom, three further bedrooms and family bathroom all with fitted wardrobes.

## Situation

Englefield Green offers a good range of day to day facilities yet with Windsor, Ascot and Staines providing a more extensive range of shopping, recreational and business activities. The area is renowned for its reputable state, public, prep and pre-prep schools. Rail connections to London (Waterloo) are available at Egham, Staines and Virginia Water and access to the M25 is available via Junction 13, that in turn provides access to the M3, M4 and Heathrow Airport. Excellent sporting and leisure facilities can be found in the area including many well known golf courses, such as Wentworth, polo at Smith's Lawn, racing at Ascot and Windsor, tennis at the nearby Coopers Hill Club, and in addition horse riding and walking in Windsor Great Park.



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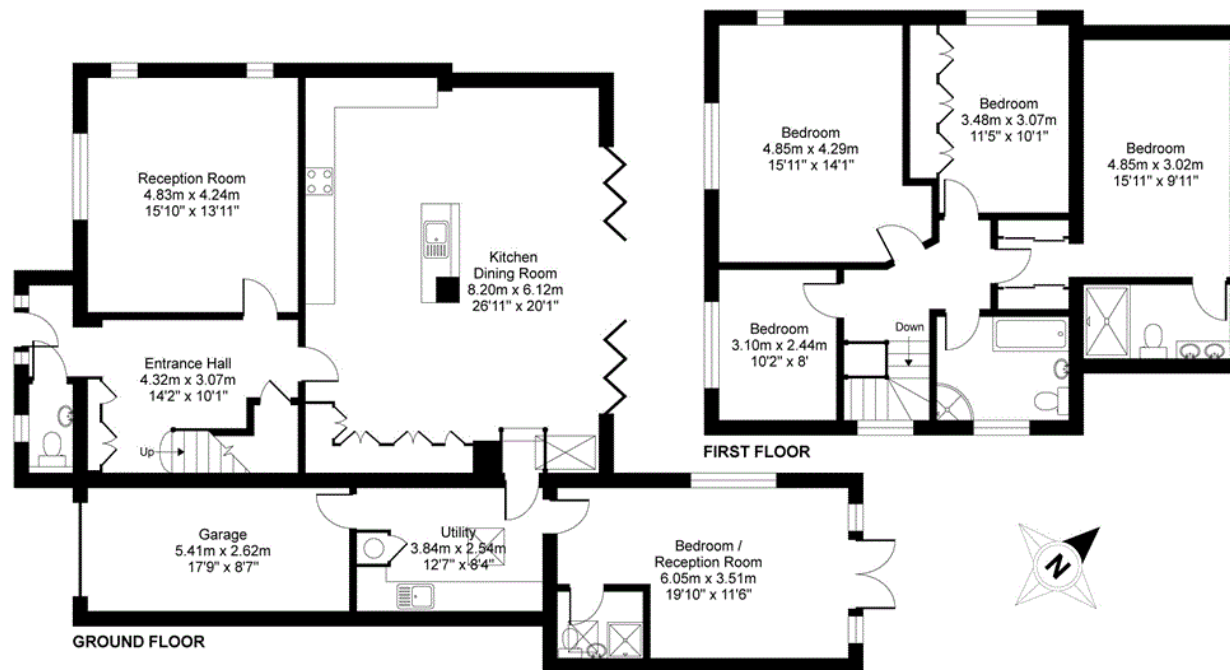
Sunningdale SL5 0DU

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## Floorplan

## Energy Performance Certificate (EPC)



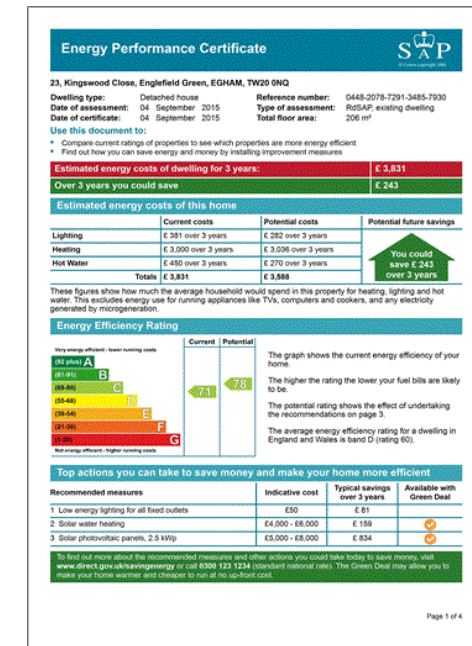
### Kingswood Close, Englefield Green, Egham, TW20

APPROX. GROSS INTERNAL FLOOR AREA 2375 SQ FT 220.6 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.



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