

WATERSIDE

Riverside, Egham
Surrey, TW20

HAMPTONS
INTERNATIONAL

Beyond your expectations

4 Bedroom, 2 Bathroom Riverside Home

Hamptons International

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4 Bedrooms | 2 Bathrooms | Dining Room | Open Plan Kitchen/Dining/Sitting Room | Landscaped Plot with Front and Rear Gardens | Licensed Mooring | Private Parking

Guide Price £895,000 Freehold

Description

An opportunity to acquire a superbly presented 4 bedroom, 2 bathroom family home occupying a stunning riverside plot with licensed mooring, tucked away along the river near Runnymede in Egham.

With Italian porcelain floor tiling and underfloor heating throughout the ground floor, accommodation comprises an impressive open plan kitchen/dining/sitting room with stunning rear views of the garden and river beyond. The kitchen is appointed with gloss units, corian worksurfaces and includes integrated Neff/Miele appliances. A separate utility room has space and plumbing for both a washing machine and dryer and provides a bank of floor to ceiling additional storage. A separate reception room with front aspect currently used as an additional dining room could be an ideal office or playroom if required. Accommodation continues with a luxury bathroom including both a bath and separate walk in shower.

With oak flooring throughout the first floor, all bedrooms overlook the gardens front and back, with the master opening onto a balcony terrace with river views. Bedroom 4 is currently configured as a dressing room and has access to generous eaves storage. A family bathroom completes the arrangement for this floor.

Outside

Approached via a sweeping gravel driveway, beautiful landscaped gardens lead to parking for numerous cars

whilst garden storage is provided by a timber shed. A side gate leads to a beautiful rear garden landscaped mainly to lawn with a dining terrace area and includes access to a licensed mooring.

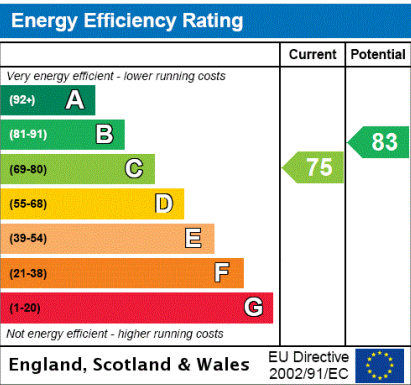
Location

Riverside is ideally placed for access to Virginia Water, Wentworth and Windsor. Egham has a variety of shops, cafes and restaurants and a mainline station to Waterloo with regular train services. Riverside also provides easy access to Staines station and its links into Central London & the two Windsor train stations with links to both Paddington and Waterloo.

The historic site of Runnymede is nearby and provides rural walks and access to the River Thames.

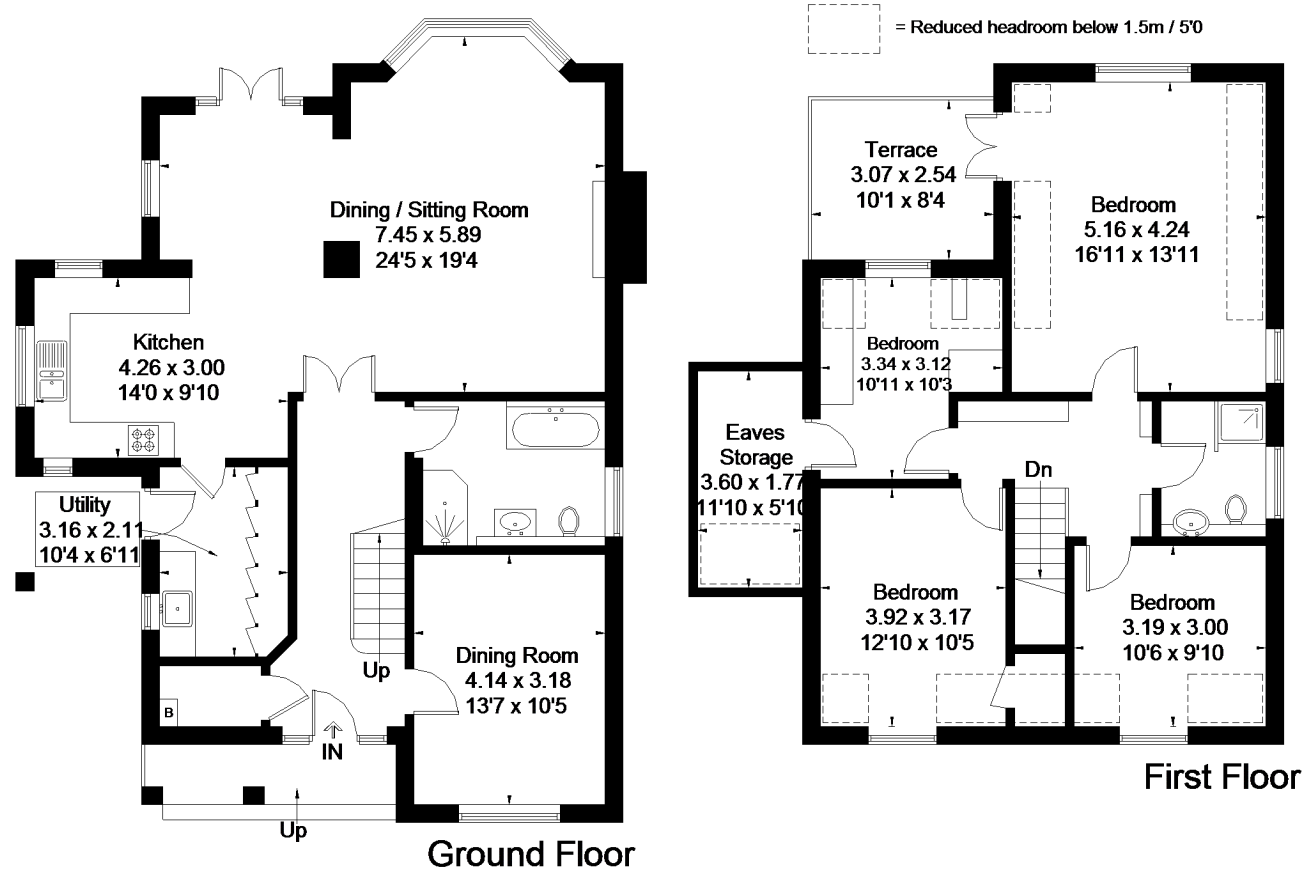
Egham has excellent road communications, both the M3/M4 motorways are accessible via the M25 motorway network at Junction 13 providing routes to Heathrow Airport, Central London and beyond. Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot, polo and horse riding in Windsor Great Park, golf at Sunningdale and Wentworth and rowing and boating on some stretches of the River Thames.

Of particular note also is the ease of access to local private schools eg, Sir William Perkins, St. Georges, Staines Prep School, Tasis-The American School and St Johns Beaumont.



Riverside, Egham

Approximate Gross Internal Area = 160.2 sq m / 1724 sq ft
 Eaves Storage = 6.3 sq m / 68 sq ft
 Total = 166.5 sq m / 1792 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 166231

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

