






SIMONS WALK

Englefield Green | Egham



A WELL-PRESENTED DETACHED FAMILY HOME

on a popular road in Englefield Green.

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Local Authority: Runnymede Borough Council
Council Tax band: G
Tenure: Freehold

Guide Price: £1,395,000



56 SIMONS WALK

This impeccably presented five bedroom detached family home occupies a generous plot of approximately 0.22 acres and offers well-balanced accommodation ideally suited to modern family living.

The property is approached via a gated driveway providing ample off-street parking and access to the integral garage, which incorporates a practical utility area. Internally, the house is arranged over two floors and benefits from an excellent sense of space and natural light throughout. The ground floor offers three versatile reception rooms, ideal for both formal entertaining and everyday family use, in addition to a dedicated study area.





PROPERTY OVERVIEW

The impressive open-plan kitchen/dining room is thoughtfully designed as the hub of the home. This contemporary space provides an ideal setting for informal dining and social gatherings, with views over and direct access to the rear garden.

On the first floor, the principal bedroom suite is complemented by a modern en suite shower room, while a second bedroom also benefits from its own en suite facilities. Three further well-proportioned bedrooms are served by a stylish and well-appointed family bathroom.

The rear garden is both private and sizeable, enjoying a desirable south-westerly aspect and offering an excellent setting for outdoor entertaining and family recreation. The grounds are predominantly laid to lawn with established boundaries, creating a secluded and peaceful environment.





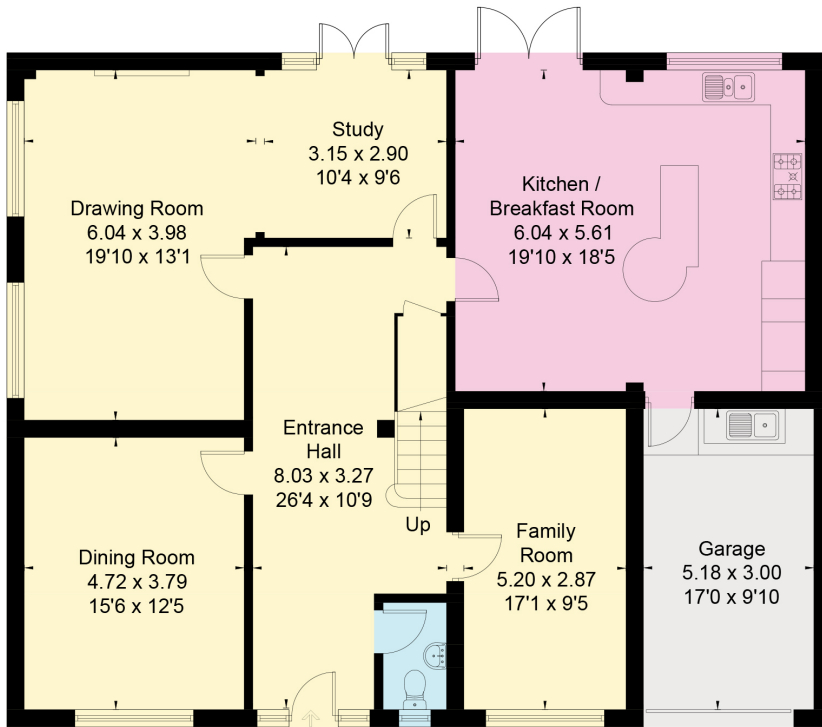
LOCATION

This attractive family home combines a sought-after location with generous accommodation, making it an ideal choice for those seeking space, comfort and convenient access to local amenities and transport links.

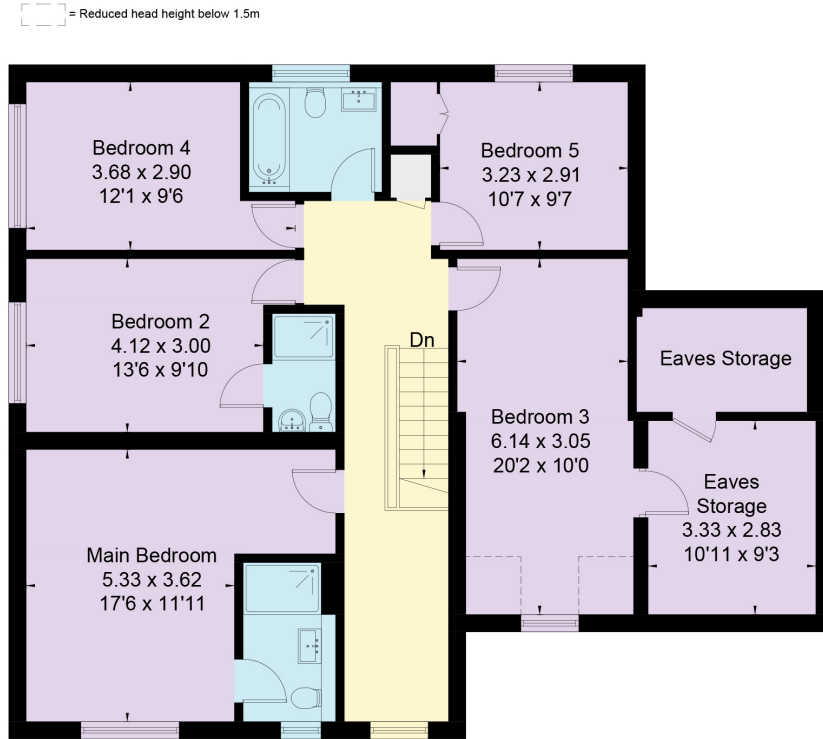
Situated in the charming village of Englefield Green and 1.5 miles from Virginia Water. This fine home combines privacy, space, and convenience in one of Surrey's most desirable locations, with excellent local schools, including ACS International School Egham which is walking distance away. Mainline rail connections are nearby in Virginia Water.



Approximate Floor Area = 262 sq m / 2816 sq ft



Ground Floor



First Floor



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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