



London Road, Englefield Green, TW20



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A modern five bedroom detached family home within walking distance of ACS Egham. Set in a small gated development of just ten houses, the property offers a modern open-plan kitchen/dining room, conservatory leading to the rear enclosed garden, a separate sitting room and a study.

The first floor offers two bedroom suites with en-suite bathrooms, two further bedrooms and a family bathroom. On the top floor is the principal bedroom with a bathroom. The property has a single garage, driveway parking and a south/west-facing rear garden.



**Furniture:** Available unfurnished

**Minimum length of tenancy:** 12 months

**Local authority:** Runnymede Borough Council

**Council tax band:** G





Although near London, Englefield Green maintains a rural feel with many surrounding parks and open spaces. The village benefits from excellent transport links to London and the southeast, with easy access to the M25, M4 and M3. London Heathrow Airport (10 mins) and London Gatwick (35/40 mins) are also within easy reach. Egham train station provides regular service to London Waterloo (40 minutes). Schools around the area include Eton College, TASIS, The ACS International School, Bishopsgate School, and numerous other quality establishments. The area is blessed with choice in this department. The local area benefits from many international sporting venues, including Guards Polo Club, Ascot Racecourse and Wentworth Golf Club.



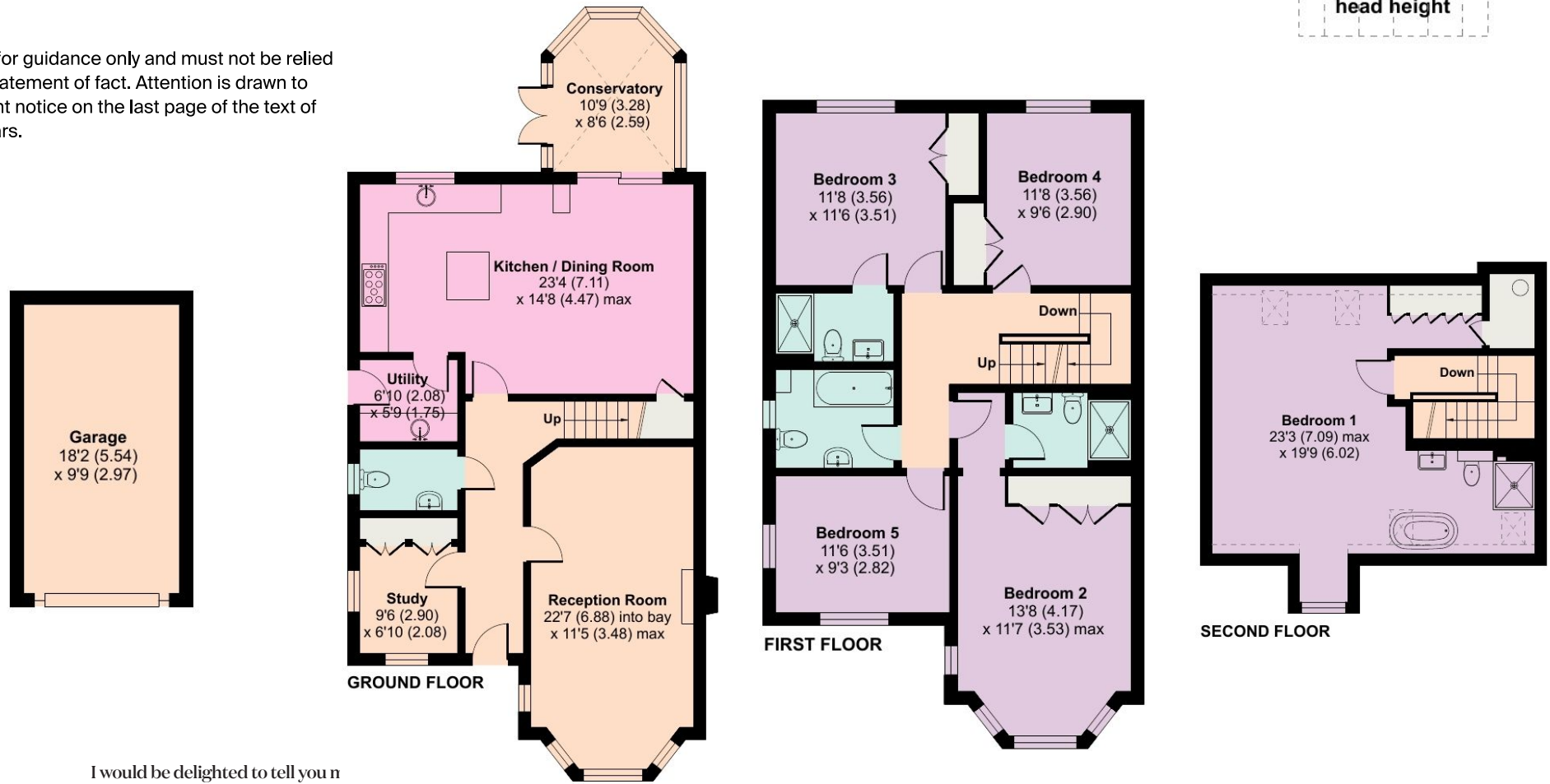




Approximate Area = 2402 sq ft / 223 sq m (includes garage)  
 Limited Use Area(s) = 26 sq ft / 2 sq m  
 Total = 2428 sq ft / 225 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Denotes restricted head height



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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](https://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2024. Photographs and videos dated September 2024. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.