



3 ARMSTRONG ROAD  
ENGLEFIELD GREEN

BUCKINGHAMS





# 3 Armstrong Road

Englefield Green • Surrey • TW20 0RW

Price Guide £485,000  
Freehold

A modern three bedroom semi-detached family home situated in a quiet street in the heart of Englefield Green, just a short stroll from village shops & restaurants, available with no onward chain.

- MODERN SEMI DETACHED FAMILY HOME
- LARGE LIVING ROOM
- PARKING FOR TWO VEHICLES
- NO ONWARD CHAIN
- THREE BEDROOMS, ONE EN SUITE
- FITTED KITCHEN
- PRIVATE GARDEN
- CONVENIENT VILLAGE CENTRE LOCATION



RECEPTION HALL • CLOAKROOM • KITCHEN • LIVING ROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • TWO FURTHER BEDROOMS • FAMILY BATHROOM • OFF ROAD PARKING FOR TWO VEHICLES • PRIVATE REAR GARDEN

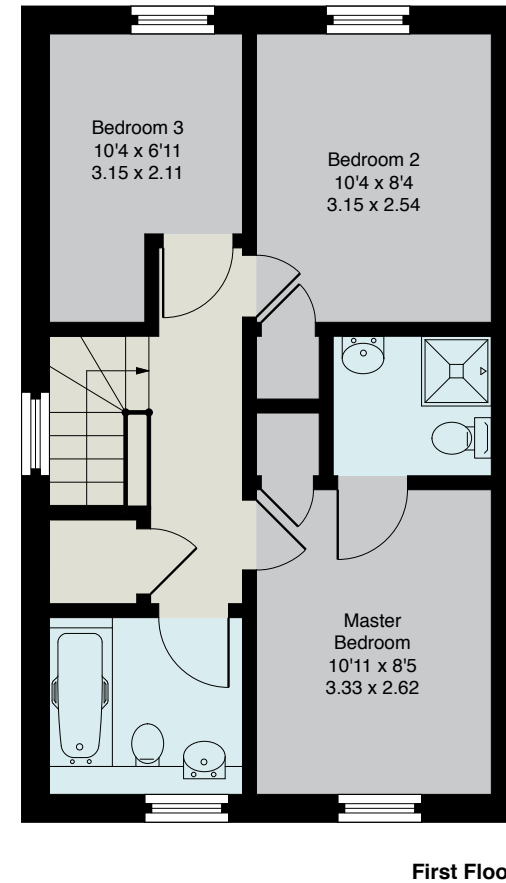
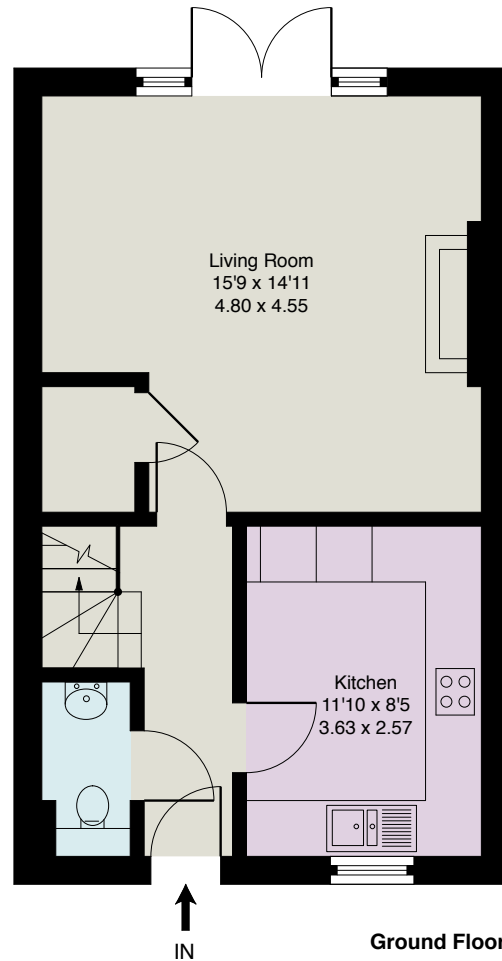
### Description

This is a well planned attractively designed modern house, having been built to a good specification in 2003 by the renowned developers Runnymede Homes and offering a spacious living room, an en suite shower to the principal bedroom and having the important benefit of private off street parking, a great bonus for a village centre location such as this. The property is available for sale with no onward chain and we strongly recommend a viewing as soon as possible.

### Directions

From our offices on Station Approach, Virginia Water turn left onto Christchurch Road and at the roundabout take the third exit to continue on the road to the junction with the A30 London Road. Turn right towards London, then after 1.5 miles turn left at the traffic lights into St Judes Road, entering Englefield Green Village. Take the first right turn into South Road, then the second left turn into Armstrong Road, where number three will be found two thirds of the way along on the right hand side.

**Approximate Gross Internal Floor Area :**  
 Ground Floor            40 sq m / 430 sq ft  
 First Floor                40 sq m / 430 sq ft  
**Total                    80 sq m / 860 sq ft**



EPC: D62.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 3AB012911212 HPI ©2021 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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