A handsome four bedroom family home situated in the delightful village of Englefield Green. Gated driveway with single garage. Unfurnished. EPC:C75. Council Tax Band G.

Fees for tenants: Holding fee equivalent to one weeks rent, amendments to Tenancy Agreement after the document has been signed £50, change of sharer £50, stamp duty land tax (if total rent exceeds £125,000), 3% above the base rate of Bank of England per annum (calculated daily) for late/unpaid/returned rent payments, lost/damaged/broken keys/fobs or security devices at cost, deposit of five weeks rent if annual rent is less than £50,000 or six weeks rent if annual rent is £50,000 or more, all including VAT.

Northcroft Close, Englefield Green, Egham

Approximate Gross Internal Floor Area :
Total   248 sq m / 2674 sq ft

FIRST FLOOR

Bedroom 3
15'1 x 10'4
4.60 x 3.15

Dressing Room/
Bedroom 3
11'7 x 7'3
3.53 x 2.21

Bedroom 1
18'6 x 15'10
5.64 x 4.83
max

Bedroom 4
11'7 x 11'1
3.53 x 3.38

Bedroom 2
18'6 x 13'4
5.64 x 4.06
max

Garage
18'6 x 9'10
5.64 x 3.00

Reception Room
22'10 (6.96)
x 15'10 (4.83)

Kitchen /Dining Room
22'10 x 13'3
6.96 x 4.04

Conservatory
13'4 x 10'4
4.06 x 3.15

Family Room
17'4 x 12'4
5.28 x 3.76
max into bay

Utility
9'4 x 6'
2.84 x1.83

GROUND FLOOR

Ref: HTHB011609243 Buckinghams
HPI @2024 Tel: 07814007721 matt@hollandphotoimaging.com
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.