







Ithaca

9 Alderside Walk, Englefield Green, Egham

£835,000

- Extended 5 Bedroom Detached
- Beautiful Southerly Garden
- In & Out Driveway & Garage
- Good Size Entrance Hall
- Living Room & Garden Room
- Dining Room

This 5 bedroom detached house is located in a very popular part of Englefield Green, being in one of the closest areas in the village to Egham's train station and shops, probably about a 15 minute walk.

Whilst perfectly liveable, with cavity wall insulation, deep loft insulation, double glazed windows and a gas central heating system to radiators and re-fitted bathrooms around 10 years ago, the property would benefit from some further updating.

There is an in & out driveway with a large garage and the accommodation comprises good size entrance hall, downstairs cloakroom, large sitting room with garden room extension, separate dining room, good size kitchen and utility room on the ground floor, whilst upstairs are the five bedrooms en suite shower room and family bathroom.

The South facing rear garden is superb, having clearly been lovingly landscaped and maintained over the years, with lawn and mature shrubbery beds providing excellent screening and privacy.

Epc Rating: D

Council Tax band: G

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Approximate Gross Internal Area
Ground Floor (Including Garage) = 1095 sq ft / 101.7sq m
First Floor = 869 sq ft / 80.7 sq m
Total = 1963 sq ft / 182.4 sq m



First Floor



Ground Floor

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measurements are approximate, not to scale.