



**St Davids Drive  
Englefield Green  
Egham  
Surrey  
TW20**

**£1,100,000**

**bettermove** 

# St Davids Drive

## Egham

Bettermove are proud to present this 5 bedroom townhouse in Englefield Green, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

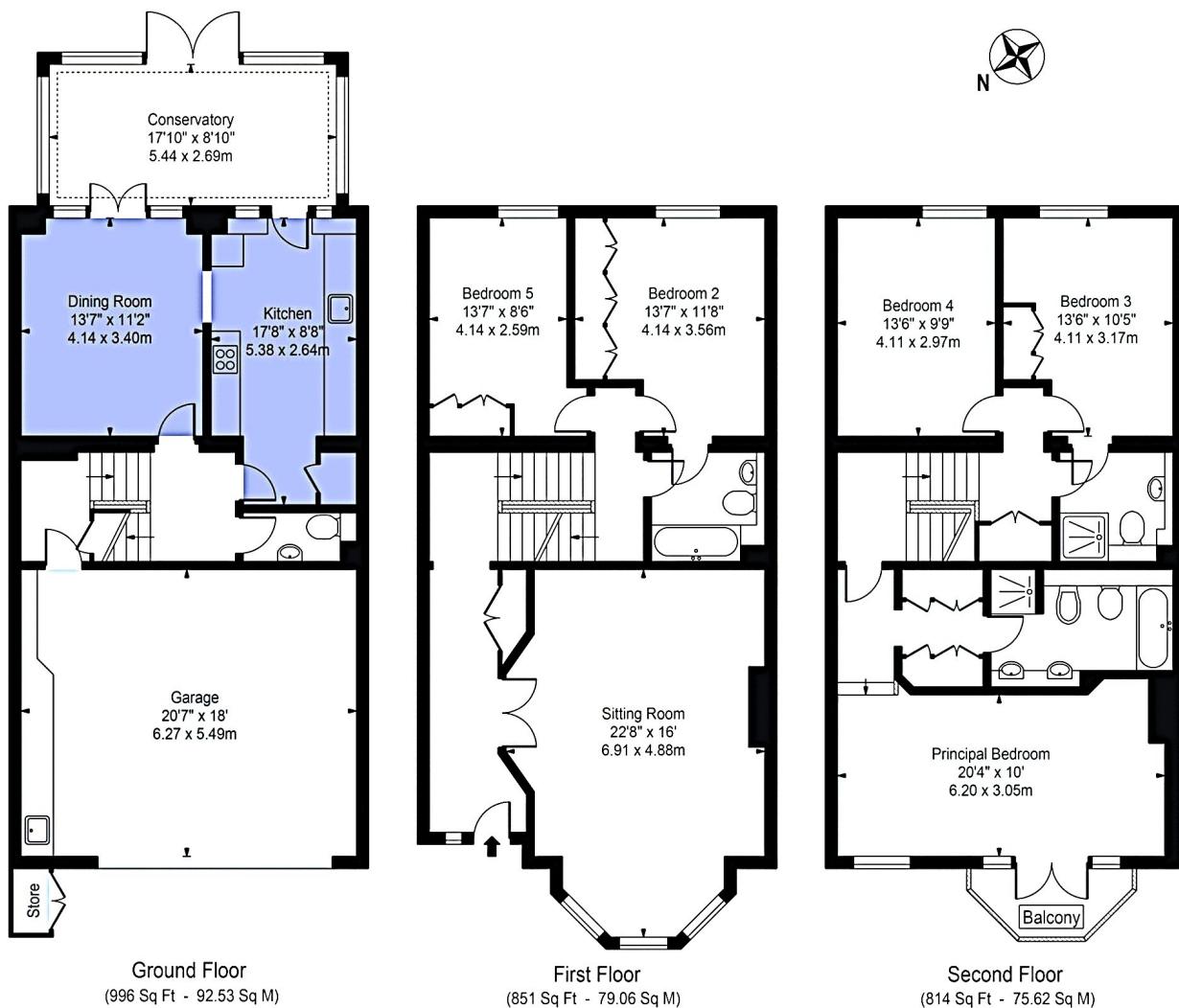
The council tax band is H.

The interior of this beautifully presented home is arranged over three floors. The ground floor comprises a conservatory opening onto the garden, formal dining room and a well-equipped fitted kitchen. There is also direct access to the spacious double garage with additional storage. The first floor consists of two bedrooms, a family bathroom and a generous sitting room, with a feature fireplace. The top floor houses the principal bedroom, with a private balcony, dressing area and en-suite bathroom with separate shower, alongside two further bedrooms and a family shower room. Externally, the property benefits from an enclosed private rear garden, as well as access to communal gardens and grounds with a charming lake. The home is also set within a secure 24-hour monitored development.

Located in the sought after village of Englefield Green, Egham, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Egham Train Station, a variety of local bus routes, and quick access to the M3, and M25.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor  
(996 Sq Ft - 92.53 Sq M)

First Floor  
(851 Sq Ft - 79.06 Sq M)

Second Floor  
(814 Sq Ft - 75.62 Sq M)

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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