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**Rusham Road  
Egham,**

**Johnson & Jones**

# 1A Rusham Road Egham, TW20 9LS

**Guide Price £315,000**

Located right in the centre on the charming Rusham Road in Egham, this delightful chain-free freehold house presents an excellent opportunity for those seeking a buy-to-let investment or a comfortable home.

The property boasts a spacious open-plan living area, where a large dual aspect design allows for an abundance of natural light, creating a warm and inviting atmosphere. The lounge is thoughtfully separated from the contemporary kitchen/diner by a stylish staircase, enhancing the flow of the space.

With two well-proportioned double bedrooms and a modern bathroom featuring a shower above the bath, this home is designed for both convenience and comfort. The entire property is adorned with elegant wood flooring and neutral decor, making it easy for new owners to personalise the space to their taste.

Gas central heating and double-glazed windows ensure a cosy environment throughout the year, providing peace of mind in terms of energy efficiency.

Location is key, and this property does not disappoint. Egham Railway Station is a mere 100 yards from the front door, making commuting a breeze, while the vibrant high street is just 300 yards away, offering a variety of shops, cafes, and amenities.

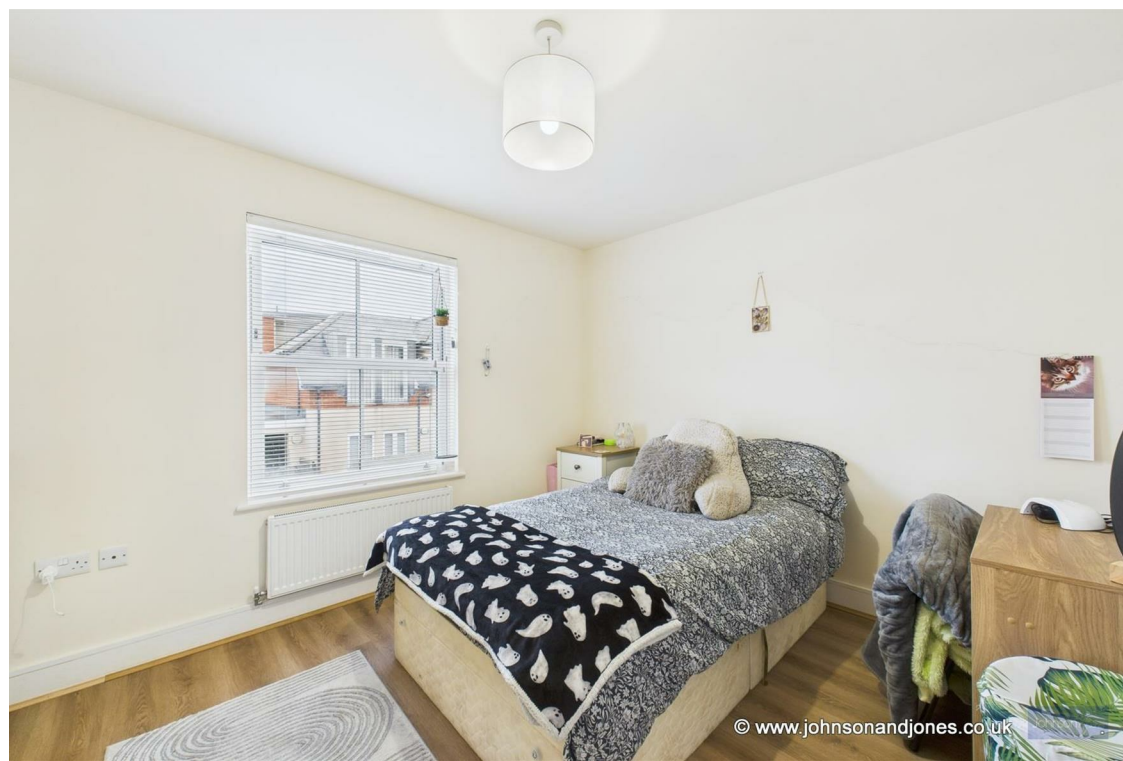
This house is not only a fantastic investment opportunity but also a lovely place to call home. Don't miss the chance to view this property and discover all it has to offer.

Tenure: Freehold



Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

578 ft<sup>2</sup>

53.6 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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