



**THIS NEUTRALLY DECORATED HOME IN A COUNTRYSIDE SETTING BENEFITS FROM OFF STREET PARKING AND GARDEN.**

BAKEHAM LANE, ENGLEFIELD GREEN, EGHAM, TW20 9TT

Unfurnished, £1,750 pcm + fees and other charges apply.\*

Available 19 August





**BAKEHAM LANE, ENGLEFIELD GREEN,  
EGHAM, TW20 9TT**

**£1,750 pcm Unfurnished**

• Located in a countryside setting • Close to the ACS Egham • 3 bedrooms • 1 bathroom • 2 reception rooms • Kitchen • Garden • Available 19 August • EPC Rating = E • Council Tax = F

**Situation**

The property is situated on the outskirts of the village of Virginia Water which has a range of shops for daily needs, a choice of restaurants, and a station serving London (Waterloo).

Transport links are good with the M25 (J13) accessing the M4, M3, Heathrow, Gatwick and central London.

There is a range of independent schools in the area, including St John Beaumont, Papplewick, The Marist School, Eton College, St George's and St Mary's Schools in Ascot, and The American Community School in Egham.

Recreational facilities locally include golf at Wentworth, Sunningdale and The Berkshire, racing at Ascot and Windsor, and polo at Smiths Lawn. Other local attractions include Virginia Water Lake and Savill Garden, Windsor Castle and Legoland.

**Description**

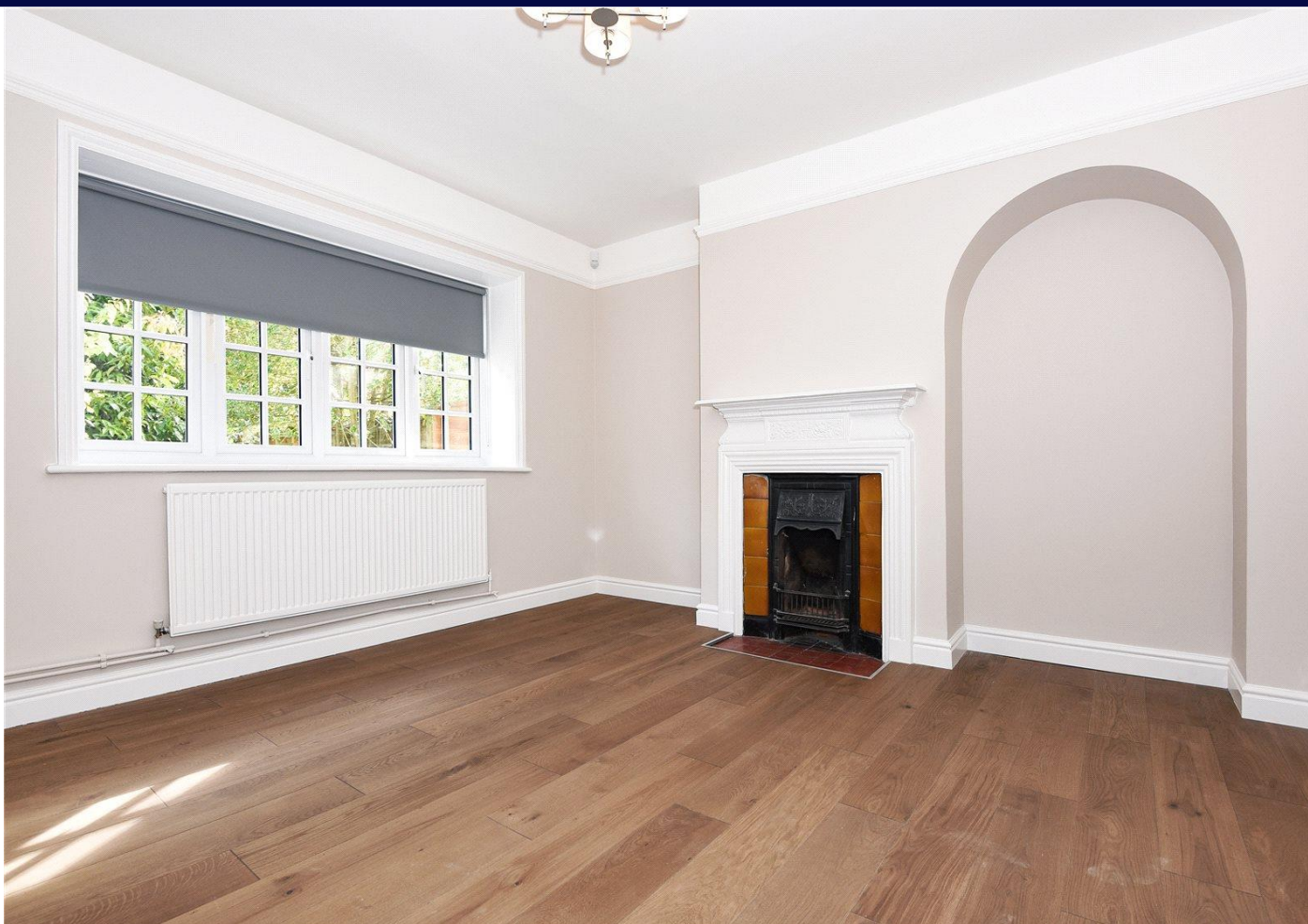
This recently refurbished, neutrally decorated cottage home is located in a lovely countryside setting yet convenient for local amenities. Accommodation comprises entrance hall leading to a spacious double aspect reception room with doors opening onto the garden, dining room, kitchen and cloakroom. The first floor has two double bedroom both with wardrobes a further single bedroom and a family bathroom. Externally to the rear there is a generous garden overlooking open fields and to the front ample driveway parking.

**Energy Performance**

A copy of the full Energy Performance Certificate is available on request.

**Viewing**

Strictly by appointment with Savills.



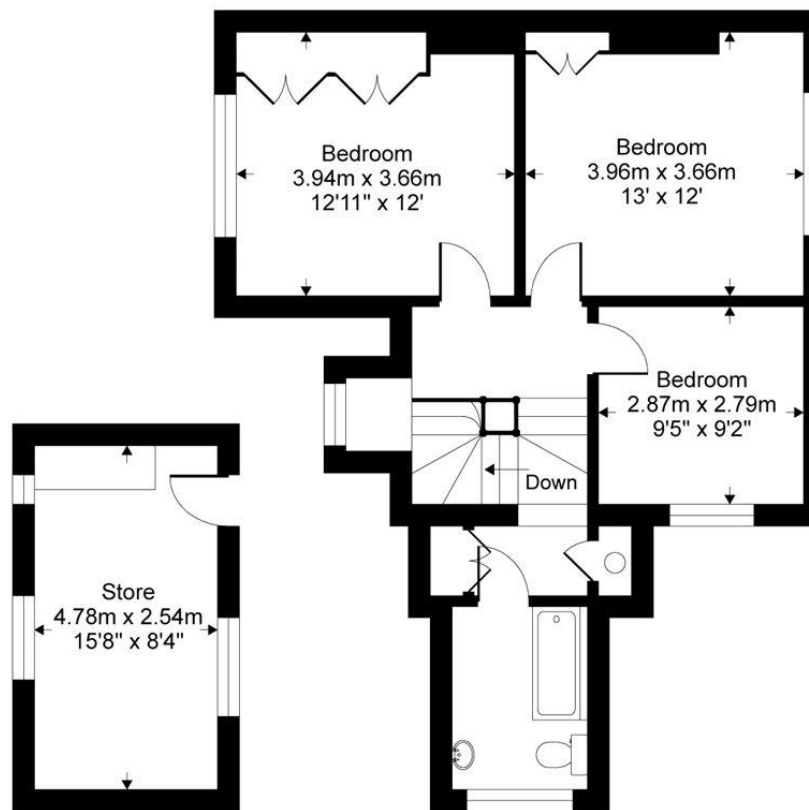
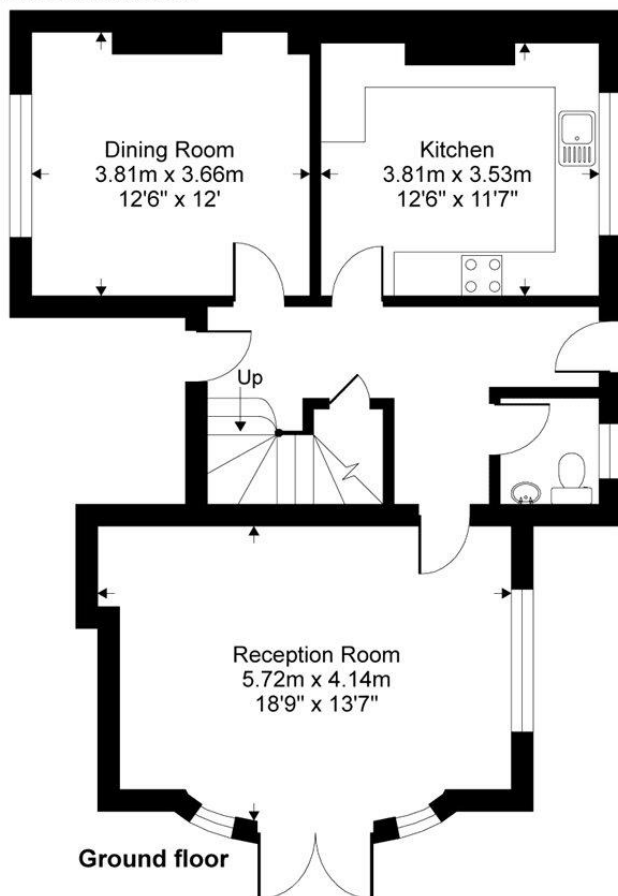
# Bakeham Lane, Englefield Green, Egham, TW20

Gross internal floor area (approx):

120.8 sq m / 1300 sq ft (Excludes Store)

For Identification only - Not to scale

Niche Communications



## FLOORPLANS

Gross internal area: 1300 sq ft, 120.8 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190708MRCN

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## Sunningdale Lettings

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