



Recently redecorated 3 bedroom family home.

Middle Hill, Egham, Surrey, TW20

£3,800 pcm plus fees apply, Unfurnished
Available with notice



3 reception Rooms • 3 bedrooms • 3 bathrooms
• Kitchen/Breakfast room • Study • Available
with notice

Local Information

This beautifully presented family home is situated in the picturesque village of Englefield Green which offers a good range of shops for day to day needs and is in close proximity to Windsor Great Park.

More extensive shopping and leisure amenities may be found in Windsor, Staines and Egham. Rail connections to London (Waterloo) are available from Egham. Road connections are good with the M25 (J13) available which in turn provides access to the M3, M4, Heathrow Airport and Central London.

There is extensive schooling in the area including Bishopsgate School, St. John Beaumont, Royal Holloway University of London, Eton College, St Mary's School Ascot, Heathfield, St George's, Papplewick, Marist Convent, TASIS American School and The American Community School.

About this property

Holly Lodge has recently been redecorated. The house enjoys an abundance of natural light. The hallway leads to a study, 3 reception rooms and an open plan kitchen/breakfast room that has bi-fold doors opening onto the garden. Stairs rise to the first floor with Master bedroom with a dressing room and en suite

bathroom, guest suite with en suite shower room and one further bedroom benefitting from a Jack and Jill bathroom.

Furnishing

Unfurnished

Local Authority

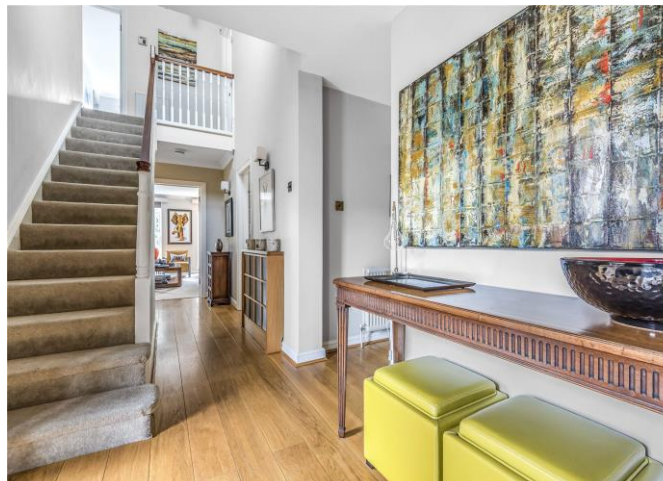
Runnymede Borough Council

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sunningdale Lettings Office. Telephone: +44 (0) 1344 295 384.

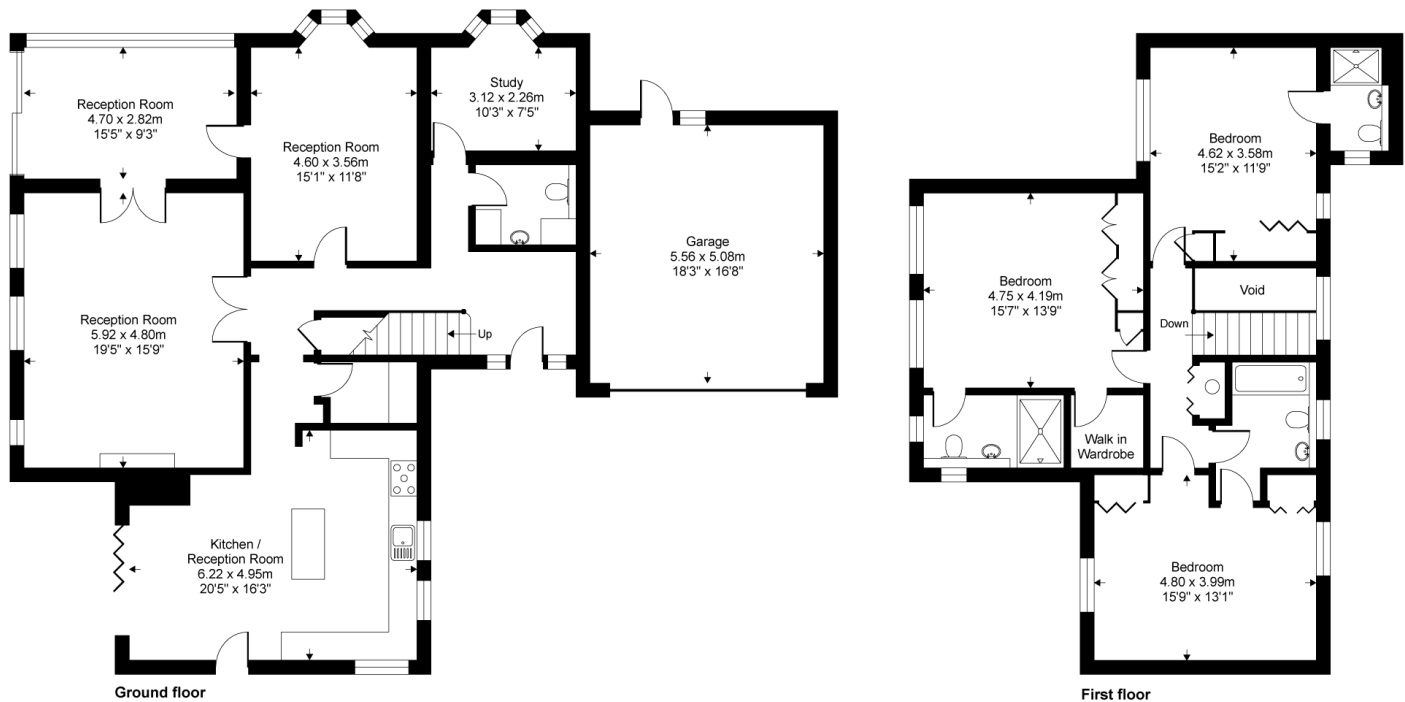




Middle Hill, Egham, Surrey, TW20
Gross Internal Area 2591 sq ft, 240.7 m²

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Middle Hill, Egham, TW20
Gross internal floor area (approx):
240.7 sq m / 2591 sq ft (Excludes Void & Includes Garage)
For Identification only - Not to scale
Niche Communications



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	71	80		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D	71	80		
(39-54)				
E				
(21-38)				
F	71	80		
(1-20)				
G	71	80		
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
Hard copy available on request. . 20191210MRCN

