



# A unique single storey home

**Little Fosters, 3 Black Lake Close, Egham, Surrey TW20 9UU**

Freehold





Drawing room • Dining room • Kitchen/breakfast room  
 • Utility room • Study • Cloakroom • 4 bedrooms (1 en suite) • Family bathroom • Annexe • 2 detached garages  
 • Driveway parking

### Description

Little Fosters is a fantastic single storey home, full of character, in an ideal location in Egham village.

Arranged over a single storey, the property comprises a fully integrated kitchen and breakfast room with separate utility, a formal dining room with doors out to the rear patio, a very well-proportioned drawing room with feature brick fireplace and a study. There are four bedrooms and two bathrooms. There is also a separately accessible and self-contained annex attached to the main property.

Outside, sitting in about half an acre, there is a detached quadruple garage and a further double garage. The plot is laid to lawn with mature boundaries and gravel driveway parking for several vehicles.

### Situation

Little Fosters is situated at the end of a private lane in the village of Egham with a good variety of shops for day-to-day needs and main line station providing services to London (Waterloo).

By road, Egham is convenient for Heathrow Airport (T5), M25, M3 and M4 motorways.

There are a number of renowned schools including Hall Grove, Papplewick, Bishopsgate, The Marist Schools, St George's and St Mary's Schools in Ascot. Eton and Wellington Colleges are within easy reach as are the international options including TASIS and ACS Egham.

### Services

The property has mains, gas, electric, water and drainage.

### Fixtures and Fittings

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

### Local Authority

Runnymede Borough Council

### Tenure

Freehold

### Energy Performance

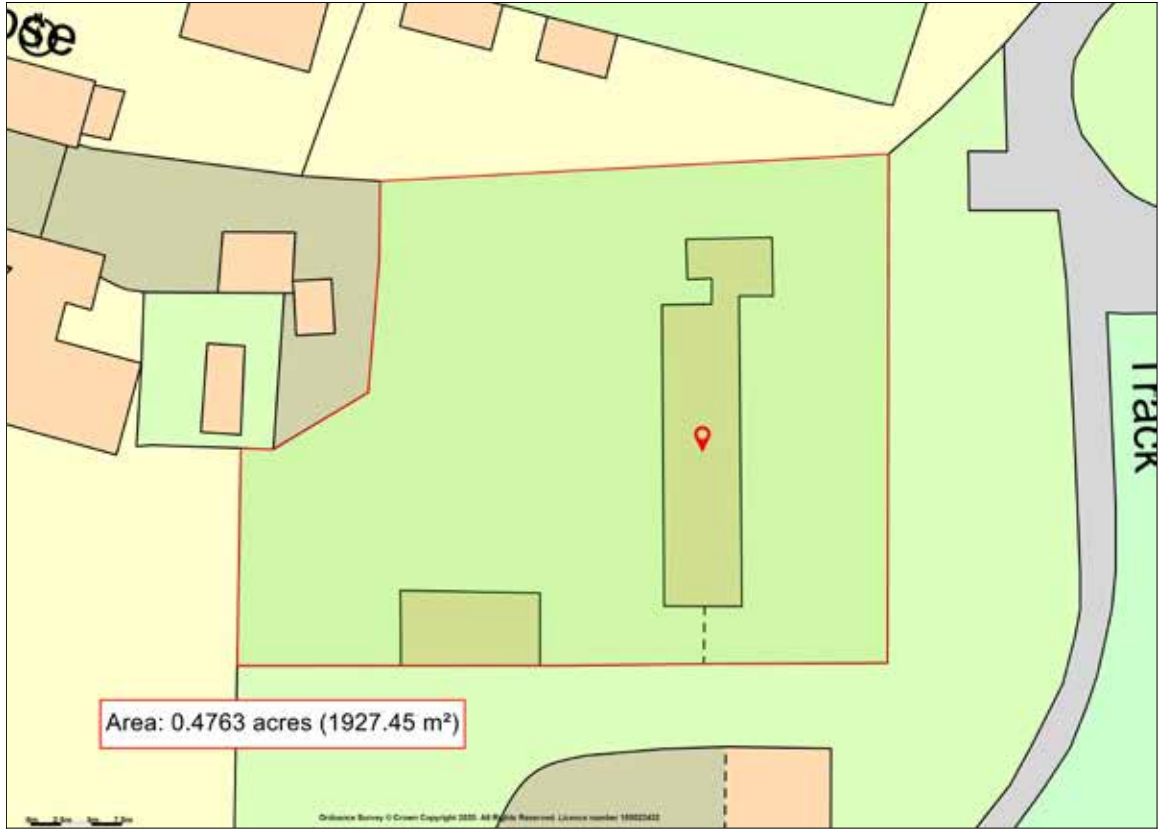
A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.







**Promapv2**  
LANDMARK INFORMATION

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**Approximate Area** 227.5 sq m / 2449 sq ft

**Garages** 84.6 sq m / 911 sq ft

**Annex** 29.6 sq m / 319 sq ft

**Total** 341.7 sq m / 3679 sq ft



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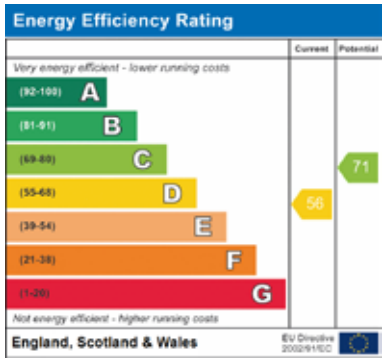
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