



52 ST DAVID'S DRIVE

ENGLEFIELD GREEN

BUCKINGHAMS



52 St David's Drive

Englefield Green • Surrey • TW20 0BA

Guide £1,000,000 Freehold

A well designed five bedroom townhouse providing sizeable accommodation, enjoying a bright South facing landscaped rear garden within the sought after Wentworth Gate development very close to Windsor Great Park.

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|---------------------------------------|--|
| • IMPRESSIVELY SPACIOUS TOWNHOUSE | • J13 OF M25 MOTORWAY – 5 MINUTES' DRIVE |
| • 4 DOUBLE BEDROOMS + STUDY/BEDROOM 5 | • THREE BATH/SHOWER ROOMS |
| • ACS EGHAM WITHIN WALKING DISTANCE | • MANNED GATED ENTRANCE |
| • CLOSE TO WINDSOR GREAT PARK | • LONDON WATERLOO FROM 43 MINUTES |

RECEPTION HALL • CLOAKROOM • SPACIOUS DRAWING ROOM WITH WIDE BAY WINDOW
 • KITCHEN/BREAKFAST ROOM • DINING ROOM • MASTER BEDROOM WITH DRESSING AREA & BATHROOM EN-SUITE • FOUR FURTHER BEDROOMS (ONE FITTED AS A STUDY)
 • TWO FURTHER BATH/SHOWER ROOMS • LARGE INTEGRAL DOUBLE WIDTH GARAGE WITH UTILITY AREA • BLOCK PAVED DRIVEWAY • LARGE SOUTH FACING REAR GARDEN

Description

A well proportioned townhouse constructed by Barratt Homes in 1998, providing very spacious adaptable accommodation in this prominent crescent overlooking an attractive ornamental water garden.

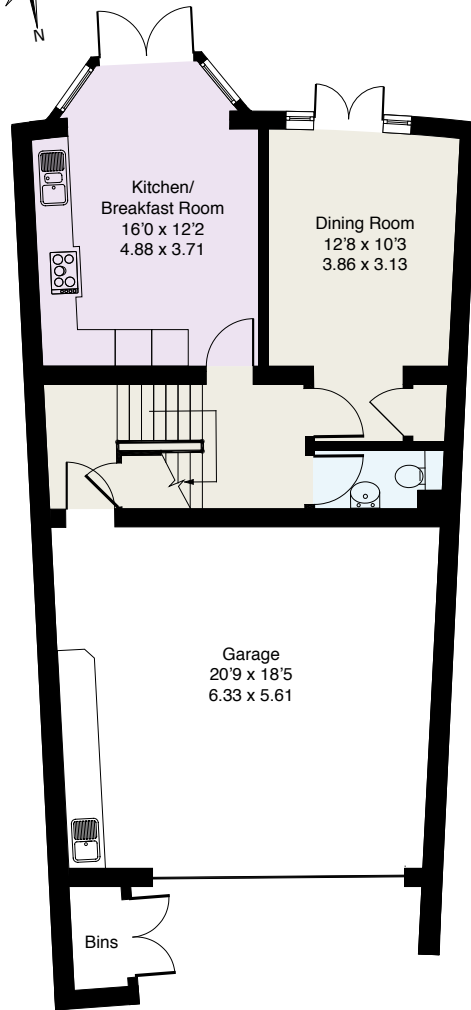
Wentworth Gate benefits from 24 hour manned security at the main entrance and is located only a short distance from the ACS International School. Egham Town & the villages of Virginia Water & Sunningdale are all within a short drive and provide a variety of supermarkets, local shops & restaurants and mainline railway stations serving London Waterloo (from 43 minutes). In addition, Heathrow Airport is only about 10 miles distant and Central London approximately 25 miles.

Directions

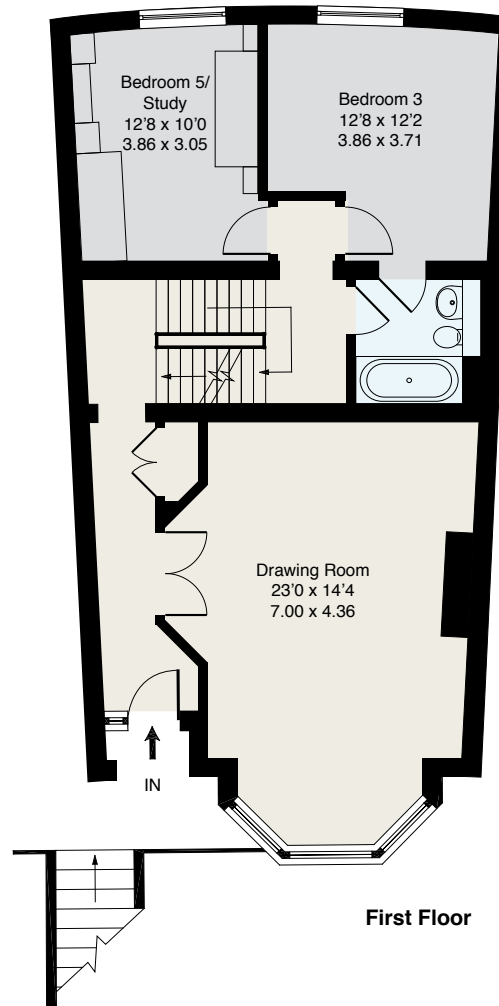
From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and proceed to the A30 London Road. Turn right onto the A30 and proceed towards Egham. After approximately one mile, shortly after passing the traffic lights with the right hand turning for ACS Egham international school and just after the left hand turn for Wick Road, the entrance to Wentworth Gate will be found on the right.



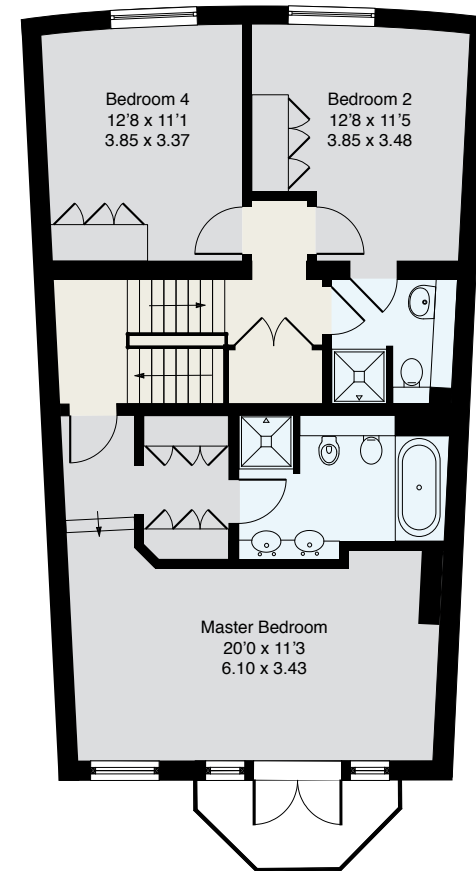
Approximate Gross Internal Floor Area :
Ground Floor 80.11 sq m / 862 sq ft
First Floor 78.89 sq m / 849 sq ft
Second Floor 76.28 sq m / 821 sq ft
Total 235.28 sq m / 2532 sq ft



Ground Floor



First Floor



Second Floor

EPC: C70.

Important Notice
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.
Ref: 52SDD011310223 HPI ©2022 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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