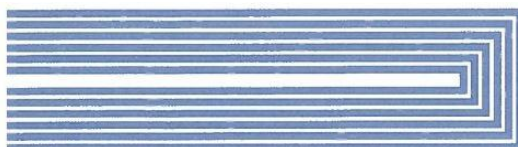




## Fitzrobert Place

, Egham, TW20 9JS

**Rental £1,300 pcm**  
1 bedroom Terraced House available Now



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SL4 4JW

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# HORLER

- \* Unfurnished
- \* EPC RATING - D
- \* Council Tax - BAND D
- \* Garden
- \* MUST VIEW!
- \* Walking Distance To Train Station
- \* Close to travel links

## Situation

Welcoming to the market a perfect one bedroom starter home with spare room and garden space. Accommodation comprises of bright lounge/diner, separate kitchen, double bedroom and bathroom plus the bonus of an additional study space. Parking available. Located within great proximity to the Village centre, walking distance to train station and M25 motorways. Available 25th July on an unfurnished basis. A MUST SEE!

## Accommodation

### Bathroom

3 piece suite comprising of Basin, toilet and bath/shower. Tiled flooring. Front aspect double window. Centre Light.

### Bedroom

3.50m ( 11'6") x 3.60m ( 11'10")

Featuring a double rear aspect window, this spacious double bedroom is perfect. Centre Light. Power points. Carpeted.

### Garden

Long and spacious garden, perfect for the summer months.

### Kitchen

1.80m ( 5'11") x 3.20m ( 10'6")

Bright front aspect window, the kitchen is just what you need. White goods. Centre Light. Power points. Laminate flooring.

### Lounge

3.60m ( 11'10") x 4.10m ( 13'6")

This lounge/diner is the hub of the home. Plenty of room for dining table and comfy sofa with natural lighting from the patio doors leading to the garden. Centre Light. Power point...

### Study

Single room could be used as a study or dressing room. Front aspect Skylight window. Centre Light. Power points. Carpeted.

All measurements are approximate.

## Further Information

The deposit required is £1,500

The landlord is willing to rent this home to Employed, Self Employed, Student, Retired

Property Ref: inst-4869

Creation Date: 14/12/2025

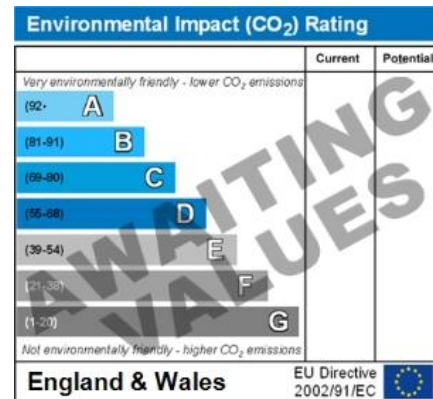
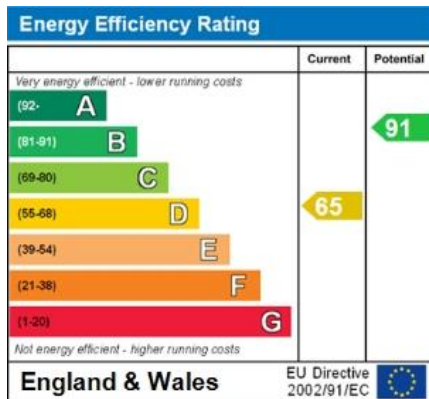
## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Horler & Associates Lettings Ltd , 2025. Horler & Associates Lettings Ltd Registered in England and Wales No. 5790723

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.