



Manor Way, Egham, Surrey, TW20 9NG

£670,000 Freehold



Situated in one of Egham's Premier locations is this three bedroom semi-detached residence. This property offers excellent potential to extend to the side and the rear subject to planning permission, positioned just a short walk away from local primary schools, mainline train station and the recently completed Magna Square development. Accommodation comprises entrance hallway, downstairs W.C, two reception rooms, conservatory, kitchen/breakfast room, private rear garden, detached garage and off street parking. **NO ONWARD CHAIN.**

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Solid oak front door to:

- ENTRANCE LOBBY:** Stairs to first floor with original oak cladding and balustrade, radiator, front aspect double glazed leaded light window.
- DOWNSTAIRS W.C:** Low level W.C, vanity enclosed wash hand basin, heated towel rail, extractor fan, part tiled walls, wood effect vinyl flooring and side aspect window.
- RECEPTION ROOM/BEDROOM:** 3.65m x 3.65m (12' x 12') Coved ceiling, radiator and front aspect leaded light double glazed window.
- KITCHEN/BREAKFAST ROOM:** 3.70m x 3.40m (12'2 x 11'2) Comprising eye and base level units with rolled edge work surfaces, one and half bowl single drainer unit with shower head mixer tap, fitted oven, hob and stainless steel chimney extractor over, space for other appliances, part tiled walls, radiator, tiled flooring, rear aspect double glazed window, side aspect double glazed door and glass bi-folding door to:
- CONSERVATORY:** 5.15m x 1.87m (16'11 x 6'2) Radiator, laminate wood effect flooring, double glazed all round and rear access double glazed French doors to garden.
- LIVING ROOM:** 4.25m x 3.65m (13'11 x 12') Coved ceiling, original feature fireplace with brick surround, wooden mantle and tiled hearth, radiator and French doors to conservatory.
- FIRST FLOOR LANDING:** Eaves storage space, solid oak handrail and oak balustrading, radiator
- BEDROOM ONE:** 3.90m x 3.65m (12'10 x 12') Picture rail, built in mirrored wardrobes and cupboards, radiator and front aspect leaded light double glazed window.
- BEDROOM TWO:** 4.00m x 3.65m (13'1 x 12') Built in wardrobes, radiator and rear aspect leaded light double glazed window.
- BEDROOM THREE:** 3.41m x 2.55m (11'2 x 8'4) Picture rail, radiator and rear aspect double glazed window.
- FAMILY BATHROOM:** White three piece suite comprising panel enclosed bath with shower over, vanity wash hand basin, low level W.C, extractor fan, heated towel rail, fully tiled walls, tiled flooring and side aspect opaque double glazed leaded light window.
- OUTSIDE**
- REAR GARDEN:** Approximately 60ft Patio area, lawn area, well established flower/shrub and tree borders and enclosed by panel fencing.
- DETACHED GARAGE:** 4.35m x 2.75m (14'3 x 9') With up and over door.
- PARKING:** Off street parking for two vehicles.
- FRONT:** Lawn area, shrubs and tree areas and gated side access to rear.
- COUNCIL TAX BAND:** E - Runnymede Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



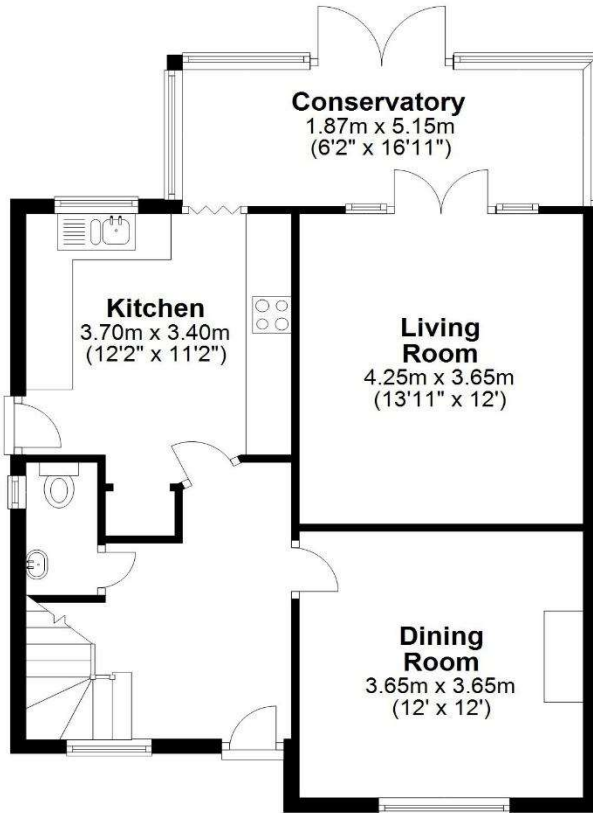
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FLOORPLAN

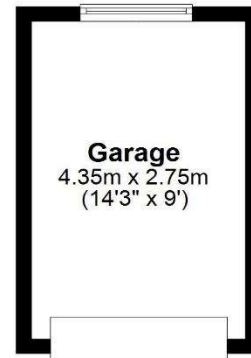
Ground Floor

Approx. 64.6 sq. metres (695.6 sq. feet)



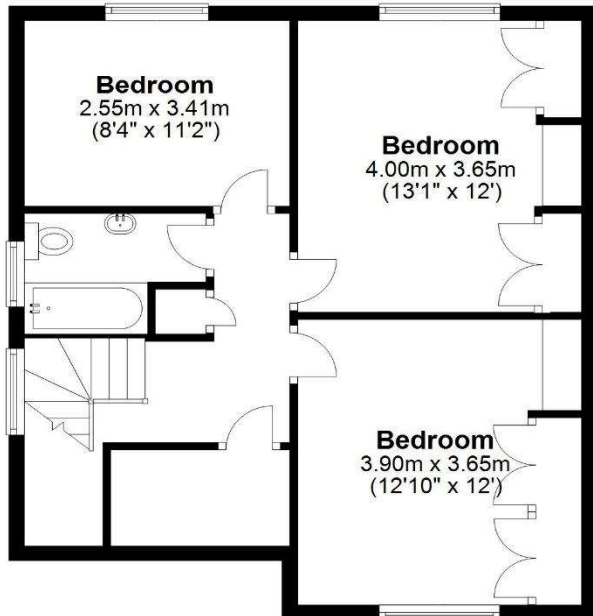
Garage

Approx. 12.0 sq. metres (128.8 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.3 sq. feet)



Total area: approx. 131.1 sq. metres (1410.7 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

Energy performance certificate (EPC)		
32 Manor Way EGHAM TW20 9NG	Energy rating D	Valid until: 27 September 2033 <hr/> Certificate number: 2483-1015-9261-0817-0204

Property type: Semi-detached house

Total floor area: 109 square metres

Rules on letting this property

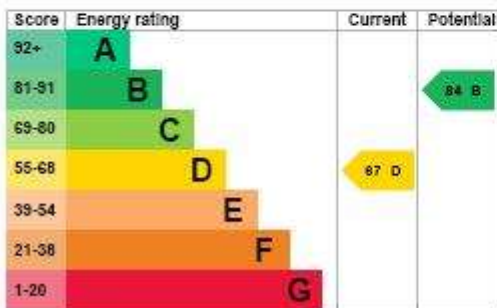
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60