

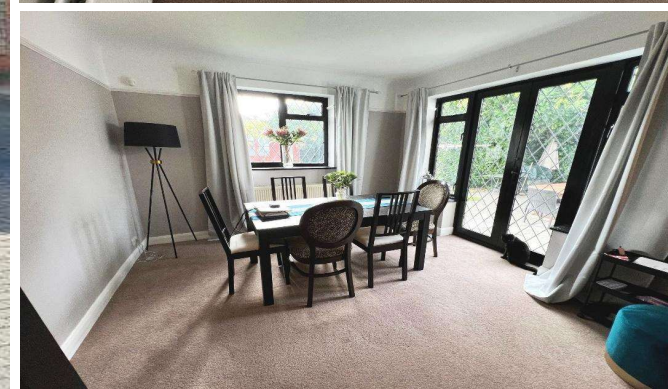
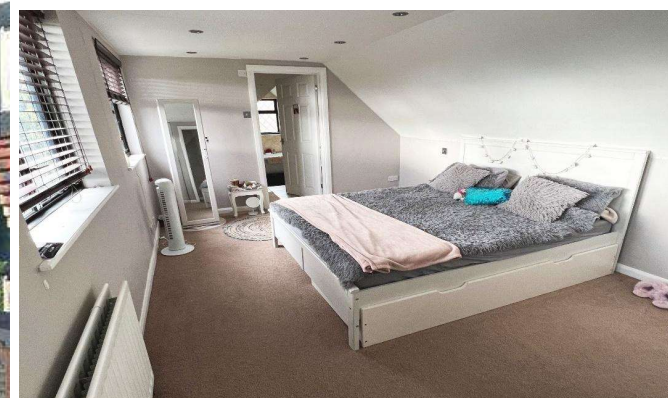
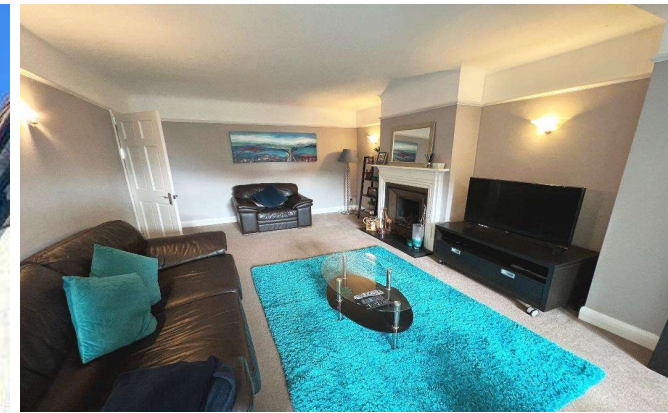
NEVIN & WELLS

Distinctive Homes

Established 2002

W

N



Manor Way, Egham, Surrey, TW20 9NG

£875,000 Freehold

Manor Way, Egham, Surrey, TW20 9NG

A truly stunning, extended family home, situated within a cul-de-sac in Egham's premier road. This spacious property offers four double bedrooms, two reception rooms, three bathrooms (two en-suite), utility room, hand built Oak kitchen/diner, feature fireplace and leaded light double glazing. Externally, there is a 60ft (18.29m) South facing garden with Summer house and to the front, a three car drive. Access to Egham mainline station, leisure centre and Manorcroft School is a 10 minute walk away. Heathrow airport and the M25/M3/M4 are a few minutes drive.

Hardwood front door with light to side, leading into:-

ENTRANCE HALL: 3.81m x 2.39m (12'6" x 7'10") Radiator, Oak flooring, picture rail, stairs to first floor. Opaque leaded light double glazed window to front. Door into:-

CLOAKROOM: 1.83m x 0.87m (6' x 2'10") In white with low level W.C, wash hand basin set vanity unit, ceramic tiled floor, extractor fan, storage cupboard housing meters and fuse board.

LOUNGE: 7.77m x 3.71m (25'6" x 12'2") Radiator, picture rail, feature real flame cast iron fireplace, leaded light double glazed window to rear. Double glazed leaded light French doors into garden.

FAMILY ROOM: 3.71m x 3.66m (12'2" x 12') Radiator, oak flooring, display recess, picture rail. Double glazed leaded light window to front.

KITCHEN / DINER: 6.15m x 4.01m (20'2" x 13'2") Range of hand built oak panel base and eye level units, polished granite work tops, mosaic tiled wall, ceramic tiled floor, larder unit, space for American fridge, space for cooker, fitted extractor hood, one and half bowl sink unit with mixer tap. Leaded light double glazed window and French doors onto rear garden. Internal door into:-

UTILITY ROOM: 2.90m x 2.82m (9'6" x 9'3) Space for washing machine and tumble dryer, ceramic tiled floor, sink unit. Dual aspect leaded light double glazed windows. Stable door to side.

BEDROOM ONE: 4.27m x 3.81m (14' x 12'6") Plus 1.42m (4'8") Door recess. Radiator, double glazed leaded light window to rear. Internal door into:-

EN-SUITE BATHROOM: 2.79m x 2.49m (9'2" x 8'2") Luxury white suite comprising low level W.C, panel bath with central chrome mixer tap, separate glass shower cubicle with rainwater head, chrome ladder radiator, ceramic tiled flooring, extractor fan. Opaque double glazed leaded light window to front.

BEDROOM THREE: 4.32m x 3.7m (14'2" x 12'2") Radiator, picture rail, storage cupboard, built-in wardrobe. Leaded light double glazed window to rear.

BEDROOM FOUR: 3.70m x 3.05m (12'2" x 10') Radiator, picture rail. Double glazed leaded light window to front.

BATHROOM: 2.49m x 2.34m (8'2" x 7'8") Luxury white suite comprising low level W.C, suspended wash hand basin with drawer under, chrome ladder radiator, ceramic tiled floor, fully tiled walls, panel bath with central chrome mixer tap, separate glass shower cubicle housing chrome mixer shower, extractor fan. Leaded light double glazed window to rear.

Stairs to second floor. Door into:-

BEDROOM TWO: 4.93m x 3.15m (16'2" x 10'4") Radiator, built-in double wardrobe. Three double glazed leaded light windows to rear. Door into:-

EN-SUITE BATHROOM: 3.15m x 1.78m (10'4" x 5'10") Roca white suite comprising low level W.C, pedestal wash hand basin, claw foot bath with central chrome tapes, part tiled walls, separate shower cubicle with glass door housing chrome mixer shower, chrome ladder radiator, extractor fan. Frosted double glazed window to front.

REAR SOUTH FACING GARDEN: 60ft x 60ft (approximately), patio area, lawn area, external tap, well established flower, shrub and tree borders, external lighting, pedestrian side access, enclosed by panel fencing and pathway to:-

SUMMER HOUSE / HOME OFFICE: 4.08m x 3.85m (13'5" x 12'8") With power and lighting, front aspect double glazed windows and front aspect French doors to garden.

PARKING: Off street parking for three vehicles.

FRONT GARDEN: Lawn area, gated side access to rear and pathway to main entrance.

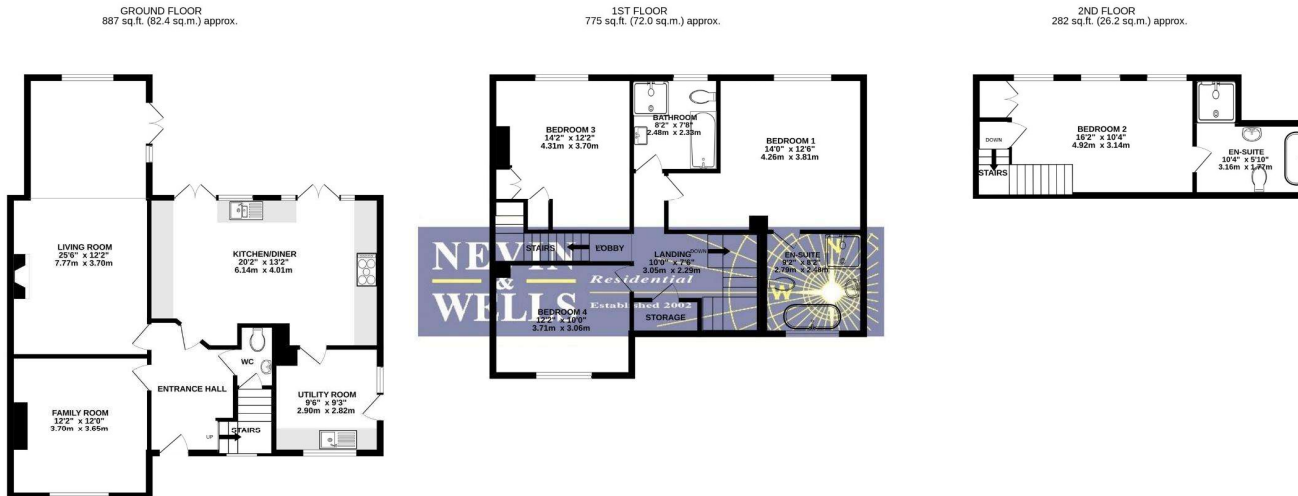
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



@NEVIN_AND_WELLS

FLOORPLAN

EPC



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

38, Manor Way
EGHAM
TW20 9NG

Energy rating
C

Valid until
10 April 2025

Certificate number
9298-5094-7264-3355-1900

Property type Semi-detached house

Total floor area 178 square metres

Rules on letting this property

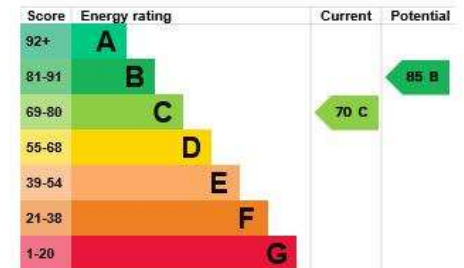
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's current energy rating is C. 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

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

