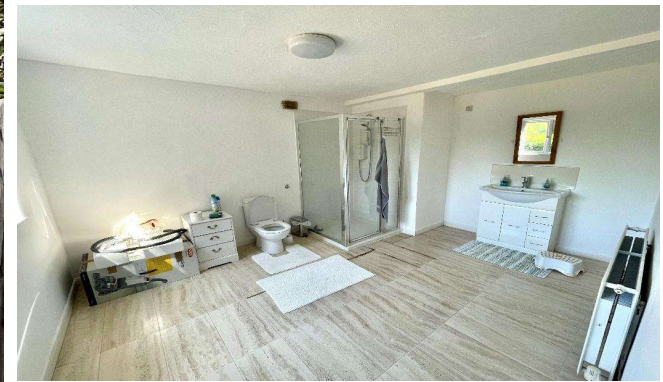


NEVIN — & — WELLS

Distinctive Homes

Established 2002



Rosemary Lane, Thorpe, Surrey, TW20 8PT

OIEQ £675,000 Freehold

Rosemary Lane, Thorpe, Surrey, TW20 9PT

Situated on a larger than average plot is this four double bedroom detached residence with ample frontage and parking for several vehicles. The property is in need of some modernisation, but offers excellent scope for extending (subject to planning permission). Thorpe Village offers access to motorways, Heathrow and mainline stations. **NO ONWARD CHAIN.**

PVC front door into:

ENTRANCE HALLWAY:

Radiator and doors to:

LOUNGE/DINING ROOM:

8.51m x 3.64m (27'11 x 11'11) Wood effect laminate flooring, brick fireplace, radiator, double glazed French doors to rear and doors to:

KITCHEN:

4.41m x 2.90m (14'5 x 9'6) Eye and base level units with rolled edge work surfaces, space for appliances, radiator, single drainer single sink unit with mixer tap, part tiled walls, double glazed window to rear and double glazed window to side.

BEDROOM ONE:

4.16m x 3.69m (13'8 x 12'1) Radiator and double glazed bay window to front.

BEDROOM TWO:

4.16m x 3.69m (13'8 x 12'1) Built in wardrobe, double glazed bay window to front with radiator under.

INNER HALLWAY: with doors to:

BEDROOM THREE:

3.33m x 3.06m (10'11 x 10'0) Radiator and double glazed window to front.

BATHROOM:

Panel enclosed bath, low level W.C, pedestal wash hand basin with mixer tap, radiator, fully tiled floors and double glazed window to side.

BEDROOM FOUR:

6.01m x 3.41m (19'8 x 11'2) (restricted by eaves) Radiator and double glazed window to side.

SHOWER ROOM:

4.03m x 3.12m (1'2 x 10'3) Vanity sink unit with mixer tap and cupboard below, low level W.C, radiator, fully tiled floors and double glazed window to rear and fully fitted shower cubicle.

OUTSIDE

REAR:

75ft x 85ft Mainly laid to lawn and fully enclosed with side access to.

FRONT:

63ft x 80ft Mainly laid to lawn with

PARKING:

Block paved with parking for four/five vehicles, leading to:

DETACHED GARAGE:

With metal up and over door and own driveway.

COUNCIL TAX BAND:

F - Runnymede Borough Council

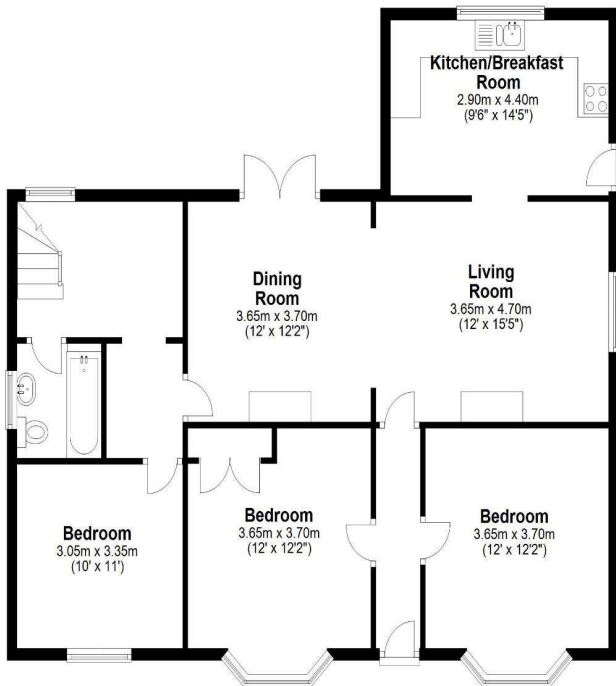
VIEWINGS:

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

FLOOR PLAN

Ground Floor

Approx. 102.1 sq. metres (1099.5 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 133.1 sq. metres (1432.7 sq. feet)

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

EPC

Elmside Rosemary Lane EGHAM TW20 8PT		Energy rating F
Valid until 13 December 2031	Certificate number 4690-2100-0522-5092-1293	
Property type Detached bungalow		
Total floor area 119 square metres		

Rules on letting this property

i You may not be able to let this property

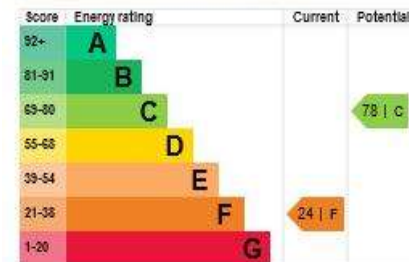
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be C.

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

