



**Bishops Way, Egham, TW20 8EN**

**£525,000 Freehold**



A beautifully presented three bedroom, semi-detached residence. Located within walking distance of local nurseries, schools, parks, playing fields and shopping amenities. The versatile accommodation comprises entrance hallway, living room, open plan kitchen/breakfast/family room, dining room, utility room, ground floor shower room, first floor luxury bathroom, private landscaped rear garden and home office/cabin.

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Composite double glazed front door to:

**ENTRANCE HALLWAY:** Coved ceiling stairs to first floor, radiator, under stair storage cupboard, tiled flooring, front aspect double glazed window and doors to all rooms.

**FITTED KITCHEN/BREAKFAST/FAMILY ROOM:** 5.95m x 3.40m (19'6 x 11'2) Comprising eye and base level units with granite worktops, single sink with mixer tap, fitted double oven, induction hob and work top extractor, fitted fridge freezer, fitted dishwasher, space for other appliances, storage cupboard/larder, tiled flooring, side aspect double glazed window, door to utility and open plan to:

**LIVING/DINING ROOM:** **LIVING ROOM: 3.65m x 3.65m (12' x 12')** Feature inset fireplace, radiator, fitted carpet and front aspect double glazed bay window.

**DINING ROOM: 3.25m x 3.20m (10'8 x 10'6)** Radiator, tiled flooring and rear aspect double glazed French doors to garden.

**UTILITY ROOM:** Comprising eye level units, work top, space for appliances, radiator, tiled flooring, side aspect double glazed door to garden and door to:

**GROUND FLOOR SHOWER ROOM:** Walk in double shower cubicle and fixed glass screen with riser shower, vanity enclosed wash hand basin, concealed low level W.C, extractor fan, fully tiled walls, tiled flooring and rear aspect double glazed window.

**FIRST FLOOR LANDING:** Access to loft, coved ceiling and doors to all rooms.

**BEDROOM ONE:** 3.65m x 3.35m (12' x 11') Coved ceiling, radiator, fitted carpet and front aspect double glazed window.

**BEDROOM TWO:** 3.40m x 3.35m (11'2 x 11') Coved ceiling airing/storage cupboard, radiator, fitted carpet and rear aspect double glazed window.

**BEDROOM THREE:** 2.60m x 2.50m (8'6 x 8'2) Coved ceiling, built in wardrobe, radiator and front aspect double glazed window.

**LUXURY FIRST FLOOR BATHROOM:** White three piece suite comprising panel enclosed P shaped bath with shower over and glass shower screen, low level W.C, vanity enclosed wash hand basin, fully tiled walls, heated towel rail, tiled flooring and side aspect opaque double glazed windows.

**OUTSIDE**

**PRIVATE REAR GARDEN:** Artificial lawn area, patio areas, courtyard area, corrugated shed, external lighting, raised flower beds, external tap, pathway to home office/cabin and enclosed by panel fencing.

**FRONT GARDEN:** Lawn area, gated side access to rear, shrub borders, enclosed by panel fencing 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](http://www.nevinandwells.co.uk)



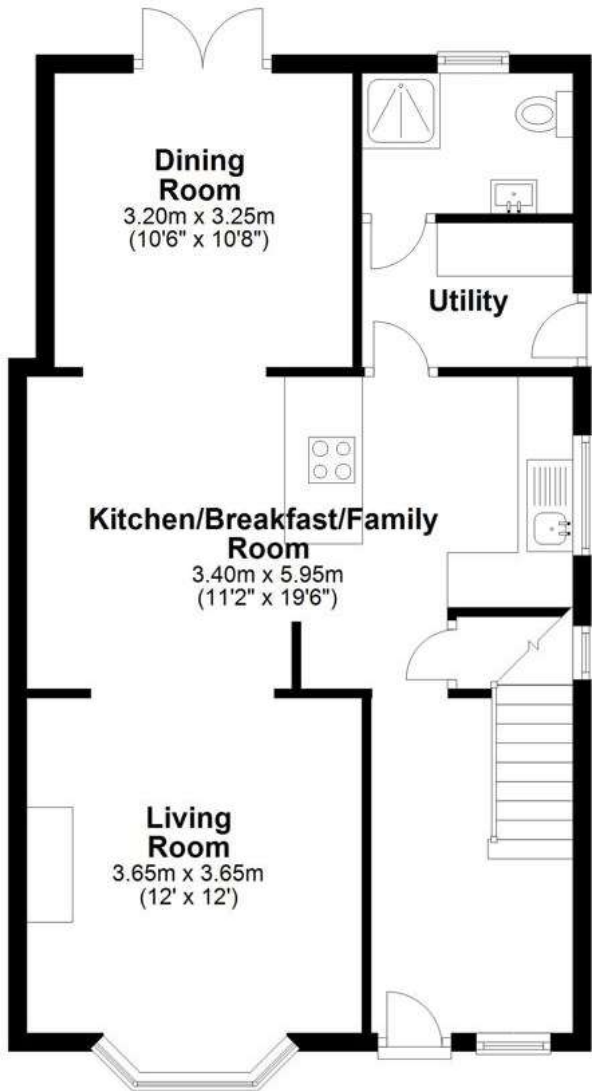
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**FLOORPLAN**

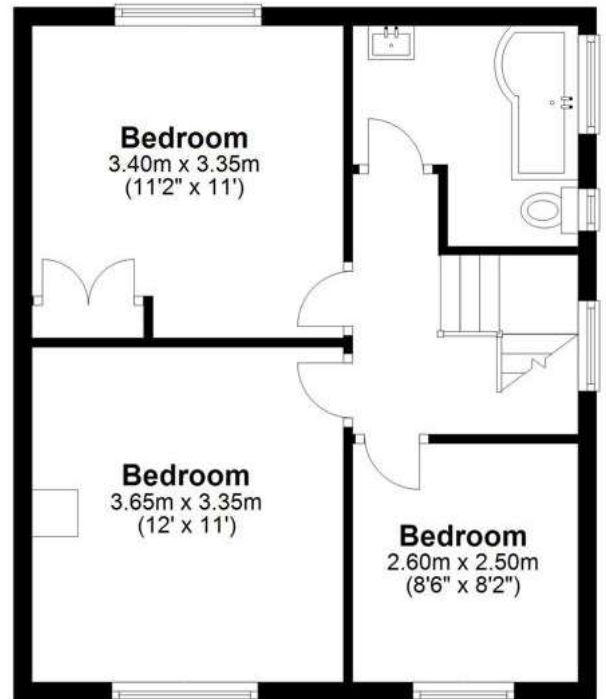
**Ground Floor**

Approx. 61.5 sq. metres (661.9 sq. feet)



**First Floor**

Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 103.8 sq. metres (1117.7 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)			
50 Bishops Way EGHAM TW20 8EN	Energy rating <b>C</b>	Valid until:	30 October 2033
		Certificate number:	9370-2650-4300-2777-0111

Property type	Semi-detached house
Total floor area	101 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 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

