



Bishops Way, Egham, Surrey, TW20 8EJ

£524,000 Freehold



An extended 1950's built family home, situated close to local schools and recreation park. Offering four bedrooms, open plan kitchen/diner, separate lounge, downstairs cloakroom and modern bathroom. Externally, there is a 60ft (18.29m) garden with Summer House and to the front, parking for three cars. Access to local shops is close at hand and the mainline station is a mile away.

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<u>ENTRANCE HALL:</u>	Stairs to first floor. Door into:
<u>BEDROOM FOUR/STUDY:</u>	3.23m x 2.55m (10'7 x 8'4) Radiator, oak effect floor. Double glazed window to front. Internal door into kitchen.
<u>LOUNGE:</u>	3.65m x 3.65m (12' x 12') Radiator, feature fireplace, shelved display recess. Double glazed bay window to front. Double doors into:
<u>KITCHEN/DINER:</u>	8.80m x 3.35m (28'10 x 11') Radiator, coved ceiling, feature brick effect wall, space for table. Extensive range of base and eye level units, woodblock effect worktops, breakfast bar, mosaic tiled splashback, space for appliances, oak effect flooring, one and half bowl sink unit with mixer tap. Double glazed Velux ceiling window, double glazed window to rear. Double glazed French doors and double glazed pedestrian door into garden.
<u>CLOAKROOM:</u>	Under stair W.C in white.
<u>LANDING:</u>	Hatch to loft space. Double glazed window to side.
<u>BEDROOM ONE:</u>	3.70m x 3.35m (12'2 x 11') Radiator. Double glazed window to front.
<u>BEDROOM TWO:</u>	3.35m x 3.05m (11' x 10') Radiator, oak effect flooring. Double glazed window to rear.
<u>BEDROOM THREE:</u>	2.74m x 2.66m (9' x 8'9) Radiator. Double glazed window to front.
<u>BATHROOM:</u>	In white with low level W.C, wash hand basin set into vanity unit, tiled panel bath with chrome mixer tap, fully tiled walls and floor, radiator, glass shower cubicle housing mixer shower. Two frosted double glazed windows to side.

OUTSIDE

<u>REAR GARDEN:</u>	60ft (18.29m) Stone paved patio, astro-turf lawn, seating deck with pergola over, built in stone table, outside tap, space for climbing frame.
<u>SUMMERHOUSE:</u>	6.25m x 3.55m (20'4 x 11'8) Timber built with light and power.
<u>DRIVEWAY:</u>	Laid to pea shingle with parking space for three cars.
<u>COUNCIL TAX BAND:</u>	D - Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



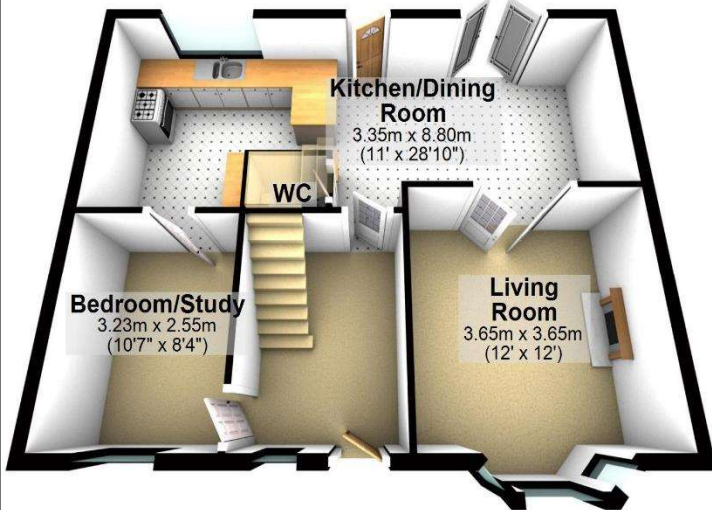
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FLOORPLAN

Ground Floor

Approx. 59.8 sq. metres (643.9 sq. feet)



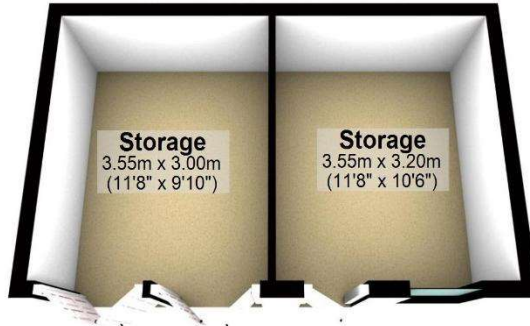
First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Garden Storage

Approx. 22.4 sq. metres (240.7 sq. feet)



Total area: approx. 124.2 sq. metres (1337.2 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)

33 Bishops Way EGHAM TW20 8EJ	Energy rating C	Valid until: 21 January 2034 Certificate number: 0300-2652-0390-2024-7455
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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		