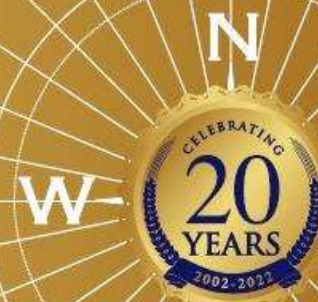


NEVIN & WELLS

Distinctive Homes

Established 2002



Middle Hill, Egham, Surrey, TW20 0JQ

£1,200,000 Freehold

Middle Hill, Egham, Surrey, TW20 0JQ

Steeped in local history and dating back to 1841, The Old Bakery is a gorgeous five bedroom detached residence, set on the slopes of Englefield Green village, yet close enough for walking to Egham Mainline station (London Waterloo 38 minutes). This property offers character and charm, boasting three receptions. To the side is parking for several vehicles with double gates leading to a 30m/100ft private rear garden. Easy access is offered for motorways, scenic walks at Windsor Great Park, excellent private schools and popular golf courses.

Part glazed front door into:

ENTRANCE LOBBY: Ceramic tiled floor, cupboard housing electric fuse board.

DINING AREA/SNUG: Two radiators, engineered oak flooring, ceiling beams, feature brick fireplace housing log burner.

INNER LOBBY: Quarry tiled flooring. Original latched door to:

UTILITY ROOM/CLOAKROOM: Space for washing machine and tumble dryer, wash hand basin, ceramic tiled floor, part tiled walls, low level W.C, chrome ladder radiator. Double glazed window to front.

LIVING ROOM: Woodblock floor, ceiling beams, feature brick fireplace housing log burner. Dual aspect double glazed sash windows to front and side. Built in library shelving.

KITCHEN/BREAKFAST /FAMILY ROOM: Extensive range of base and eye level hand built oak units, granite worktops, ceramic tiled floor, bin unit, integrated dishwasher, cupboard housing gas boiler, space for fridge/freezer, space for breakfast table, breakfast bar, ceiling beams, lobby into snug, feature vaulted ceiling, Butler sink with chrome mixer tap. Dual aspect double glazed windows to side. Double glazed French doors into rear garden.

LANDING: Double glazed sash window to side, storage cupboard, airing cupboard housing hot water cylinder, hatch to loft space and double glazed window to rear.

SHOWER ROOM: In white with low level W.C, wash hand basin, tiled shower cubicle housing chrome mixer shower, fully tiled walls, ceramic tiled floor, radiator. Double glazed window to rear.

BEDROOM ONE: Radiator, exposed floorboards, built in wardrobes. Double glazed sash window to front.

BEDROOM TWO: Radiator, exposed floorboards, picture rail. Double glazed sash window to front.

BEDROOM THREE: Two radiators, ceiling beams. Two double glazed windows to side.

BEDROOM FOUR: Radiator, ceiling beams. Double glazed window to side.

BEDROOM FIVE: Radiator, ceiling beams. Dual aspect double glazed windows to side and rear.

BATHROOM: Suite comprises low level W.C, circular wash hand basin set into vanity unit, feature cast iron fireplace, chrome radiator, p-shape bath with rainwater head shower over, fitted glass shower screen, Travertine tiled walls and floor. Double glazed sash window to side.

OUTSIDE

REAR GARDEN: 100ft x 53ft (30m x 16m) Shaped lawn, timber workshop, small shed, outside tap, external power point, brick paved patio, various trees and shrubs offer much privacy, block paved seating area and side access gates approached via:

OWN DRIVEWAY: Parking for two vehicles with additional parking.

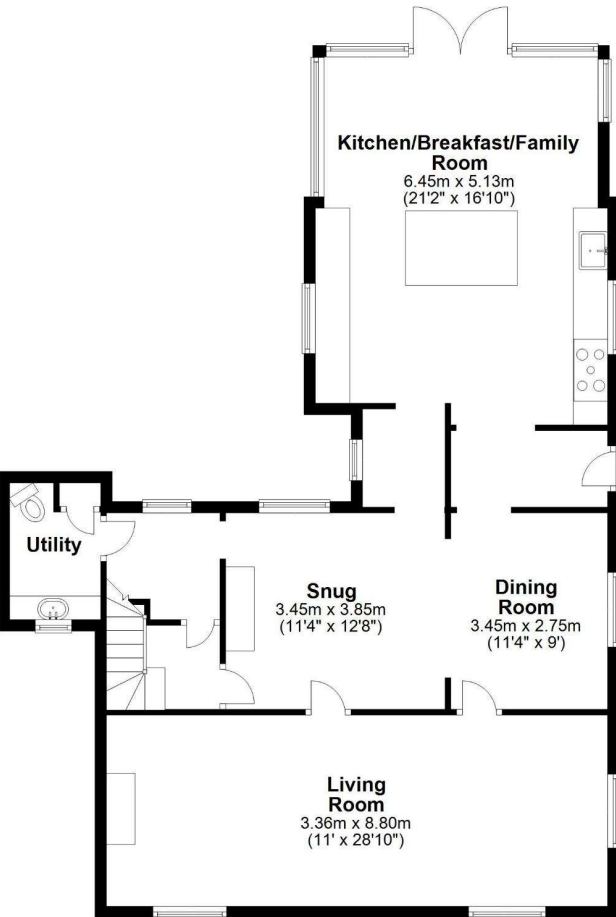
COUNCIL TAX BAND: G - Runnymede Borough Council

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

FLOORPLAN

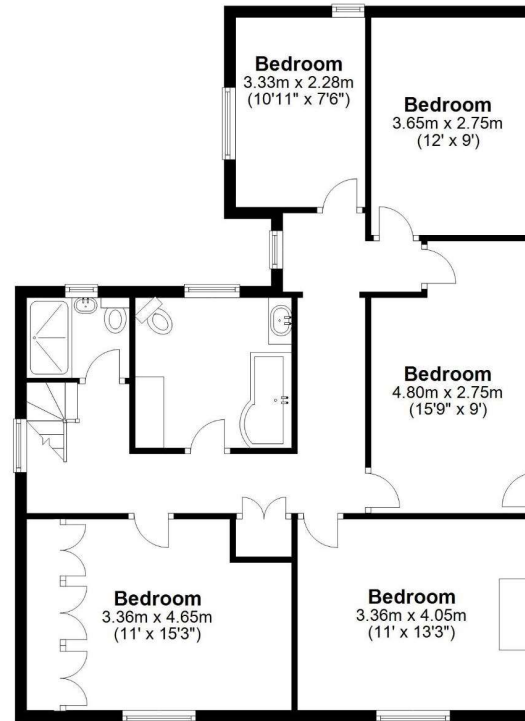
Ground Floor

Approx. 105.4 sq. metres (1134.0 sq. feet)



First Floor

Approx. 87.9 sq. metres (945.7 sq. feet)



Total area: approx. 193.2 sq. metres (2079.7 sq. feet)

EPC

2 Middle Hill EGHAM TW20 0JQ		Energy rating D
Valid until 3 April 2034	Certificate number 2634-6624-5300-0412-6206	

Property type	Detached house
Total floor area	180 square metres

Rules on letting this property

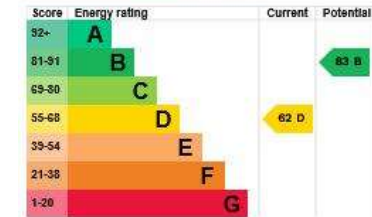
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's 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

