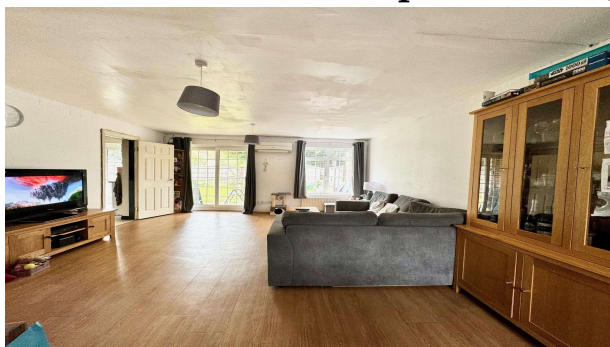




Bourne Meadow, Thorpe, TW20 8QH

£600,000 Freehold



A spacious four bedroom detached house, offered for sale with no chain, situated in the pretty village of Thorpe. Offering gloss white kitchen, bathroom, en-suite shower, lounge / diner, downstairs cloakroom, family room and integral garage. Egham town centre and mainline station is a mile away. Call sole agent.

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Overhead canopy porch with light to side. Double glazed door into:-

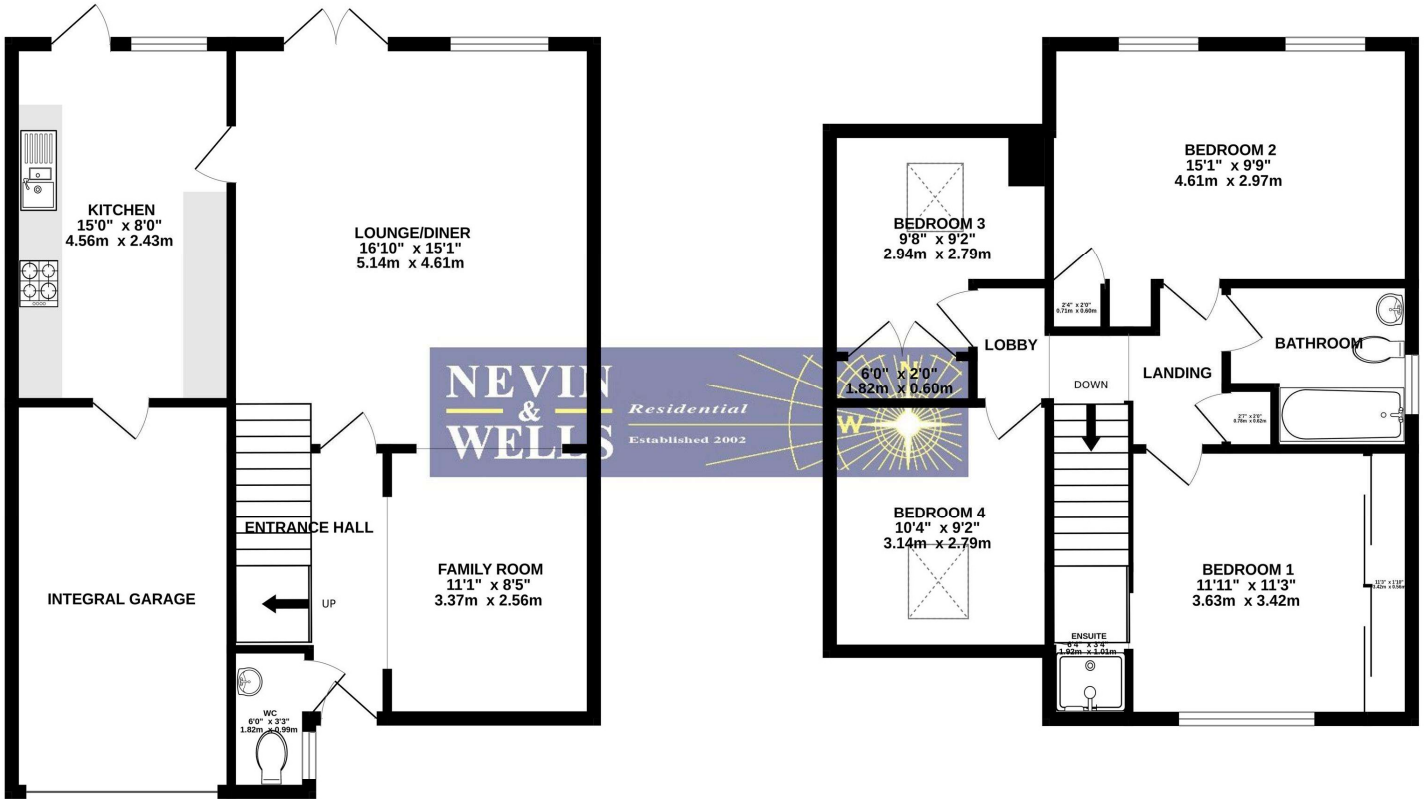
- ENTRANCE HALLWAY:** Stairs to first floor, under stairs storage cupboard. Opening into:-
- FAMILY ROOM:** 3.35m x 2.60m (11' x 8'5") Radiator, storage cupboard. Double glazed window to front. Opening to:
- LOUNGE / DINER:** 5.10m x 4.60m (16'10" x 15'2") Radiators, coved cornice ceiling. Double glazed sliding door and double glazed window to rear. Inverta air conditioning (hot and cold air). Door into:-
- KITCHEN / BREAKFAST ROOM:** 4.57m x 2.44m (15'1" x 8') Range of gloss white base and eye level units, laminate work tops, part tiled walls, extractor hood, ceiling beams, space for appliances, ceramic tiled floor, one and half bowl sink unit with mixer tap. Double glazed window and door to rear.
- CLOAKROOM:** Low level W.C, wash hand basin. Window to side.
- LANDING:** Storage cupboard. Doors into all bedrooms.
- BEDROOM ONE:** 3.60m x 3.40m (11'11" x 11'3") Radiator, built-in wardrobes. Double glazed window to front. Door into:-
- EN-SUITE SHOWER:** Low level W.C, wash hand basin, shower cubicle.
- BEDROOM TWO:** 4.62m x 2.97m (15'2" x 9'9") Radiator, built-in wardrobes. Inverta air conditioning (hot and cold air). Double glazed window to rear.
- BEDROOM THREE:** 2.95m x 2.79m (9'8" x 9'2") Radiator, built-in wardrobes. Velux ceiling window.
- BEDROOM FOUR:** 3.15m x 2.79m (10'4" x 9'2") Radiator. Velux ceiling window.
- BATHROOM:** White suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, panel enclosed bath with mixer tap, part tiled walls, radiator. Double glazed window to side.
- OUTSIDE**
- REAR GARDEN:** 12.19m (40ft approximately) Various trees and shrubs, outside tap, shed, side access.
- GARAGE:** Single integral garage with light and power.
- FRONT GARDEN:** Driveway for two vehicles with law to side.
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOOR PLAN

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.

1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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.
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

1, Bourne Meadow EGHAM TW20 8QH	Energy rating D
Valid until 29 January 2029	Certificate number 0864-2821-7392-9521-2318

Property type	Detached house
Total floor area	99 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 C.

[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