



**Ambleside Way, Egham, Surrey, TW20 8JN**

**£675,000 F/H**



A well-presented four bedroom detached residence situated the ever popular Sherwood Gardens development. The well-proportioned accommodation comprises entrance hall, downstairs w.c, lounge, dining room, conservatory, recently fitted kitchen, en-suite shower room, secluded rear garden and attached garage. There is parking to front for three vehicles. There is a recreational park to the rear of the development ideal for dog walkers, whilst access to Egham High Street, mainline station and local schools are within a one mile radius.

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- CANOPY PORCH:** With courtesy light under and hardwood front door into:-
- ENTRANCE HALL:** Stairs to first floor, coved ceiling, radiator, laminate flooring and two leaded light glazed panels to front.
- DOWNSTAIRS W.C.:** In white with low level W.C, wall mounted wash hand basin with tiled splash back, radiator and double glazed opaque window to front.
- LOUNGE:** **4.60m x 4.52m (15'11" x 14'10" Maximum)** Two radiators, laminate flooring, coved cornice ceiling. Double glazed window to rear. Dual aspect double glazed French doors to rear and internal double glazed French doors into:-
- DINING ROOM:** **3.05m x 3.0m (10" x 9'10")** Radiator, coved cornice ceiling, laminate flooring. Open plan into:-
- CONSERVATORY:** **3.36m x 2.49m (11' x 8'2" Maximum)** Radiator, laminate flooring, ceiling fan light. Double glazed windows to side and rear. Double glazed French doors into rear garden.
- FITTED KITCHEN:** **3.0m x 2.95m (9'10" x 9'8")** Range of white high gloss base and eye level units, marble effect work surfaces, single bowl and single drainer sink unit with mixer tap, integrated washing machine and dishwasher, integrated fridge and freezer, integrated wine cooler. Built in electric oven and five ring gas hob, overhead extractor, cupboard housing gas boiler, part tiled walls. Double glazed window to front. Double glazed door onto side patio.
- LANDING:** Access to loft space, dado rail.
- BEDROOM ONE:** **3.66m x 3.46m (12' x 11'4" Maximum)** Radiator. Double glazed leaded light window to front and arch into:-
- EN-SUITE SHOWER ROOM:** In white with wash hand basin, tiled shower cubicle with glass door housing power shower. Frosted leaded light double glazed window to front.
- BEDROOM TWO:** **3.26m x 3.05m (10'8" x 10' Maximum)** Radiator, built-in double wardrobe, airing cupboard housing hot water cylinder. Double glazed leaded light window to rear.
- BEDROOM THREE:** **2.65m x 2.29m (9' x 7'6")** Radiator. Double glazed window to rear.
- BEDROOM FOUR:** **2.49m x 2.39m (8'2" x 7'10" Maximum)** Radiator. Double glazed window to rear.
- FAMILY BATHROOM:** In white with panel enclosed bath with chrome mixer tap and manual shower attachment, part tiled walls, low level WC, wash hand basin, radiator, storage shelves. Frosted double glazed window to rear.

**OUTSIDE**

- REAR GARDEN:** **13.41m x 12.80m (44' x 42' Average dimension)** Decking area with hot tub, lawn area, paved side alfresco seating area, external tap, various trees and shrubs, side access gate.

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**ATTACHED GARAGE:**

5.08m x 2.54m (16'8" x 8'4") Up and over door, power and lighting with rear door to garden. Approached via own drive with parking space for three vehicles.

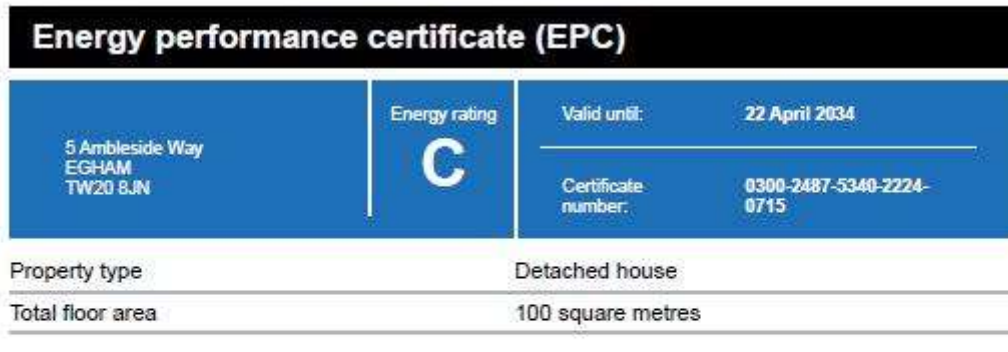
**FRONT GARDEN:**

Inset shrub bed and hedging to side.

**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)

**EPC**



**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.

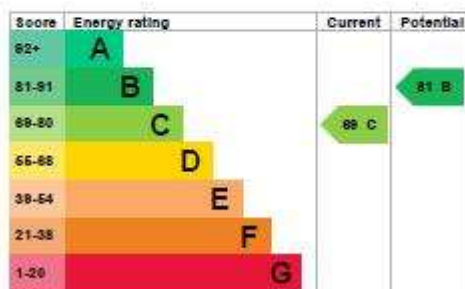
[See how to improve this property's energy efficiency.](#)

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

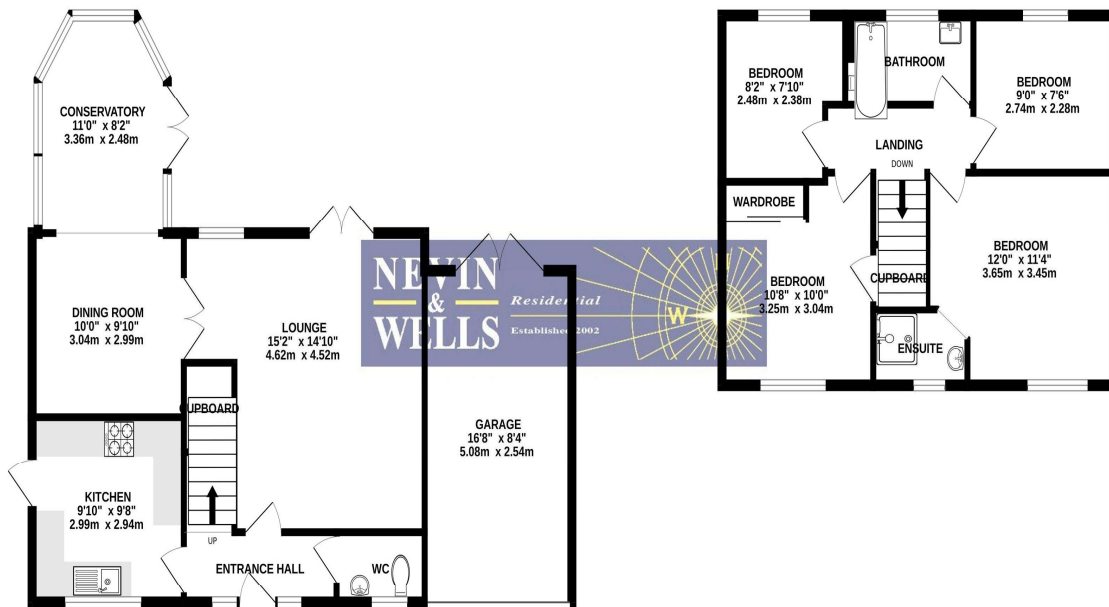


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**FLOOR PLAN**

GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.

1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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.**