

**NEVIN
&
WELLS**

Distinctive Homes

Established 2002

W

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Larksfield, Englefield Green, TW20 ORB

£800,000 Freehold

Larksfield, Englefield Green, Surrey, TW20 0RB

A superbly presented and extended four bedroom detached home, situated in a quiet spur, minutes from the village schools, shops and Windsor Great Park. This spacious property also offers large lounge, open plan kitchen/ diner, family room, utility room, cloakroom and modern white bathroom. Externally, there is a secluded South facing, landscaped garden in addition to a two car parking space in front of the garage. Access to mainline station is a mile away.

NB: There is planning permission for a larger toilet and utility room, increase the size of hall, add an en-suite bathroom and walk-in wardrobe.

Double glazed front door into:

ENTRANCE VESTIBULE:

Radiator, storage area for coats. Door into:

DOWNSTAIRS W.C.:

In white with low level W.C, wash hand basin set into vanity unit, mirror tiled wall. Double glazed window to front.

LOUNGE:

Vertical radiator, coved ceiling, grey Oak effect floor. Double glazed window to side. Double glazed bow window to front. Arch into:

KITCHEN/DINING ROOM:

Range of gloss white base and eye level units, laminate worktops, integrated dishwasher, under stair storage cupboard, space for American fridge/freezer, built in Siemens electric double oven and four ring gas hob, stainless steel extractor hood, cupboard housing Vaillant gas combi boiler, stainless steel single bowl single drainer sink with chrome mixer tap, grey Oak effect floor, tiled splash back. Double glazed window to rear. Door into:

UTILITY ROOM:

Space for washing machine and tumble dryer.

FAMILY ROOM:

Radiator. Double glazed window to rear.

LANDING

Hatch to loft space with folding ladder and light, storage cupboard, airing cupboard housing hot water cylinder.

BEDROOM ONE:

Two radiators, built in wardrobes. Two double glazed windows to rear.

BEDROOM TWO:

Radiator. Double glazed window to front.

BEDROOM THREE:

Radiator, built in wardrobes. Dual aspect double glazed windows to side and rear.

BEDROOM FOUR:

Radiator. Double glazed window to front.

BATHROOM:

White suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, tiled panel bath with dual head chrome mixer shower over, fully tiled walls, chrome ladder radiator. Double glazed window to side.

OUTSIDE

REAR GARDEN:

70' x 50' (21.34m x 15.24m) Neatly landscaped with large lawn, circular stone patio, outside tap enclosed by panel fencing and very secluded.

GARAGE:

18' x 8' With light and power. Approached via shared drive, space to park two cars.

COUNCIL TAX BAND:

F - Runnymede Borough Council

VIEWINGS:

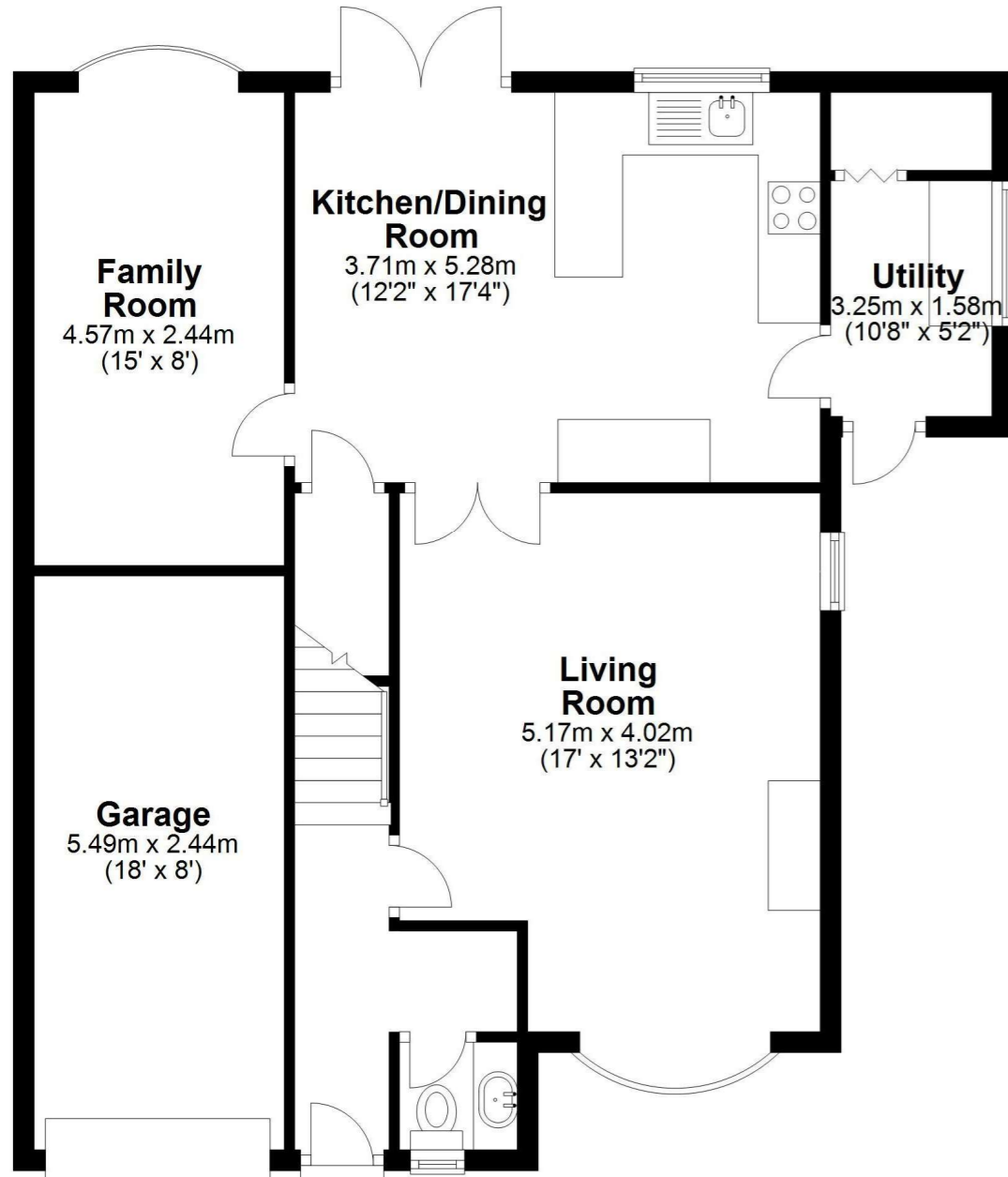
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOORPLAN

EPC

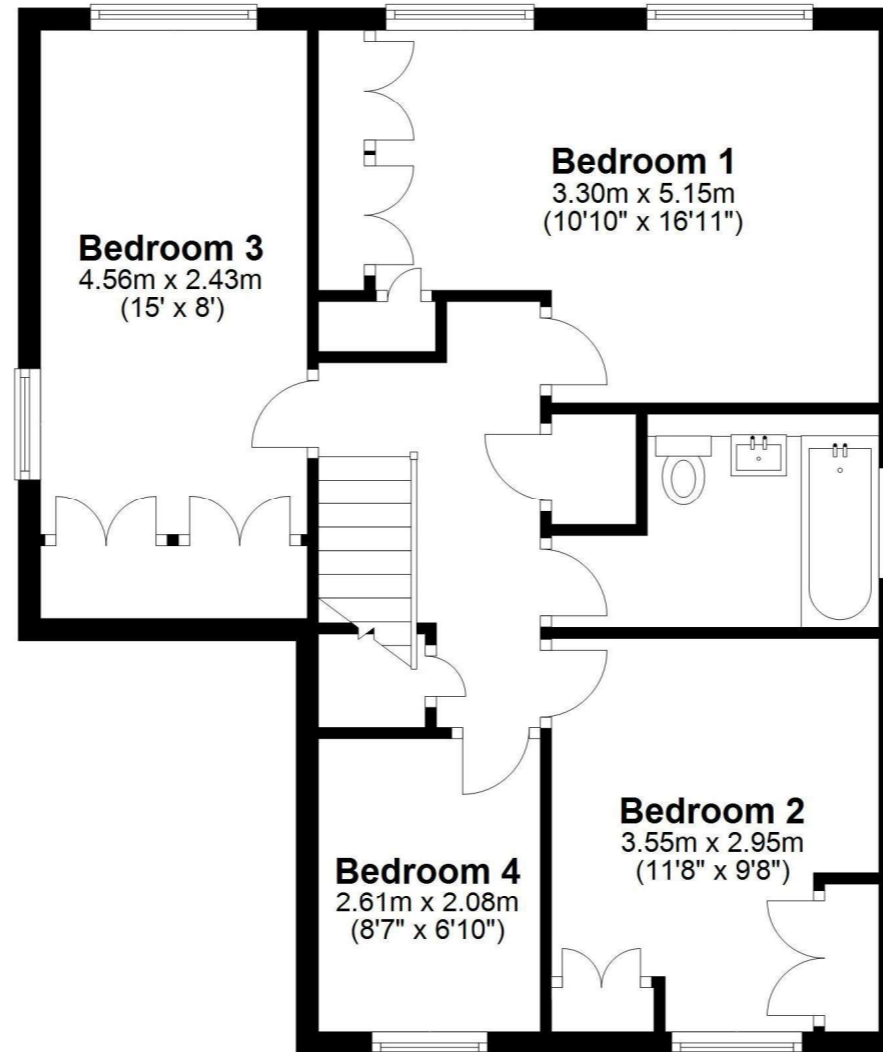
Ground Floor

Approx. 79.1 sq. metres (851.2 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



Total area: approx. 138.2 sq. metres (1487.3 sq. feet)

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

13, Larksfield
Englefield Green
EGHAM
TW20 0RB

Energy rating

C

Valid until 16 October 2027	Certificate number 9868-0943-6270-5253-8940
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Property type: Detached house

Total floor area: 119 square metres

Rules on letting this property

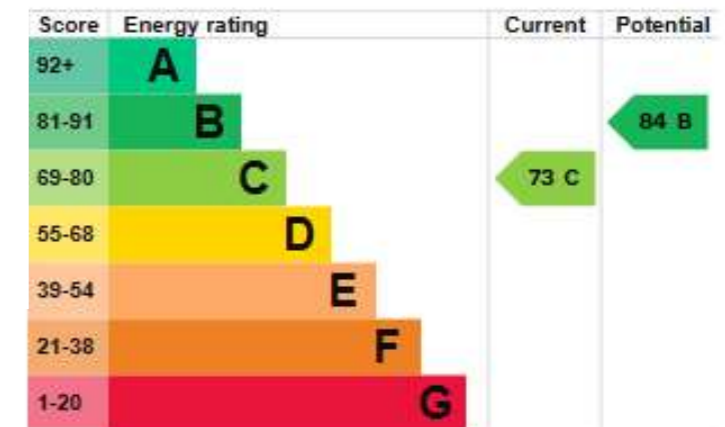
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is 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.

