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&
WELLS

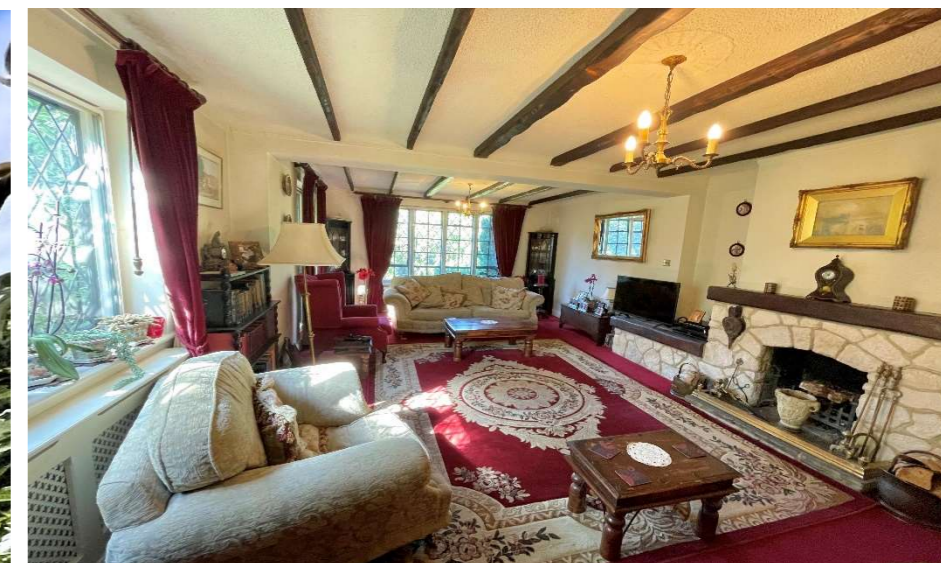
Distinctive Homes

Established 2002

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CELEBRATING
20
YEARS
2002-2022



Manor Way, Egham, Surrey, TW20 9NQ

OIEO £850,000 Freehold

Manor Way, Egham, Surrey, TW20 9NQ

We are proud to bring to the market, for the first time in forty two years, this highly sought after four bedroom detached residence, situated in Egham's most prestigious cul-de-sac. This property boasts a wealth of charm and character as well as two reception rooms, breakfast room, downstairs cloakroom, two garages, one of which is integral, so can be converted (subject to planning permission) and a stunning wrap around plot offering huge potential to extend (STPP) where the rear garden extends to 100ft. Located within walking distance of the High Street, Magna Square with Everyman Cinema and mainline station with easy access to motorway links, airports and Windsor Great Park.

Solid oak front door into:

ENTRANCE VESTIBULE:

Stairs to first floor with cupboard below, radiator, stripped floorboards, panel effect walls, leaded light window to front and doors to:

DINING ROOM:

Brick feature fireplace, stripped floorboards, radiator with ornate cover, picture rail, leaded light window to side and secondary glazed leaded light window to front.

LIVING ROOM:

Feature fireplace with oak display mantle over, beamed ceiling, radiator with ornate cover, plus additional radiator, double aspect secondary glazed windows to side and rear with leaded light double doors onto rear garden.

BREAKFAST ROOM:

Stripped floorboards, radiator with ornate cover. Double glazed leaded light window to rear, doorway to kitchen and door to:

CLOAKROOM:

Low level W.C, wash hand basin and door to garage.

KITCHEN:

Solid wood flooring, eye and base level units with rolled edge work surfaces, once and half bowl sink unit with mixer tap, walk in pantry, space for appliances space for cooker with extractor over, part tiled walls, secondary glazed leaded light window to rear and door to garden.

LANDING:

Approached via dog legged staircase with oak panelled balustrade, secondary glazed leaded light window to front, built in airing cupboard, oak panel effect walls and doors to:

MASTER BEDROOM:

Stripped floorboards, radiator, fitted triple door wardrobe, double aspect secondary glazed window to front and leaded light window to side.

BEDROOM TWO:

Stripped floorboards, radiator with ornate cover, fitted wardrobes with additional eaves storage behind, marble sink with mixer tap and cupboard below, secondary glazed leaded light window to side and leaded light window to rear.

BEDROOM THREE:

Radiator with ornate cover, fitted four door wardrobe, shell effect sink with cupboard below, leaded light window to rear and secondary glazed leaded light window to side.

BEDROOM FOUR:

Radiator with ornate cover, stripped floorboards and secondary glazed leaded light window to front.

FOUR PIECE BATHROOM:

Corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C, fully tiled floors, hatch to loft, radiator with ornate cover, part tiled walls, walk in shower cubicle and dual aspect leaded light window to rear.

OUTSIDE

INTEGRAL GARAGE:

Single with light and power. Leaded light window to side, floor mounted boiler and oak double doors.

REAR GARDEN:

Approximately 100ft wide. An extremely secluded and picturesque garden being mainly laid to lawn with various seating areas, curved beds, beautifully landscaped trees as well as being 'L' shaped and having access to the detached garage. An absolute oasis to sit and enjoy life in.

SIDE GARDENS:

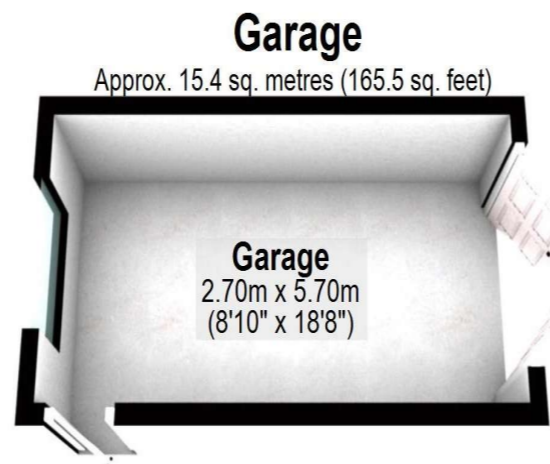
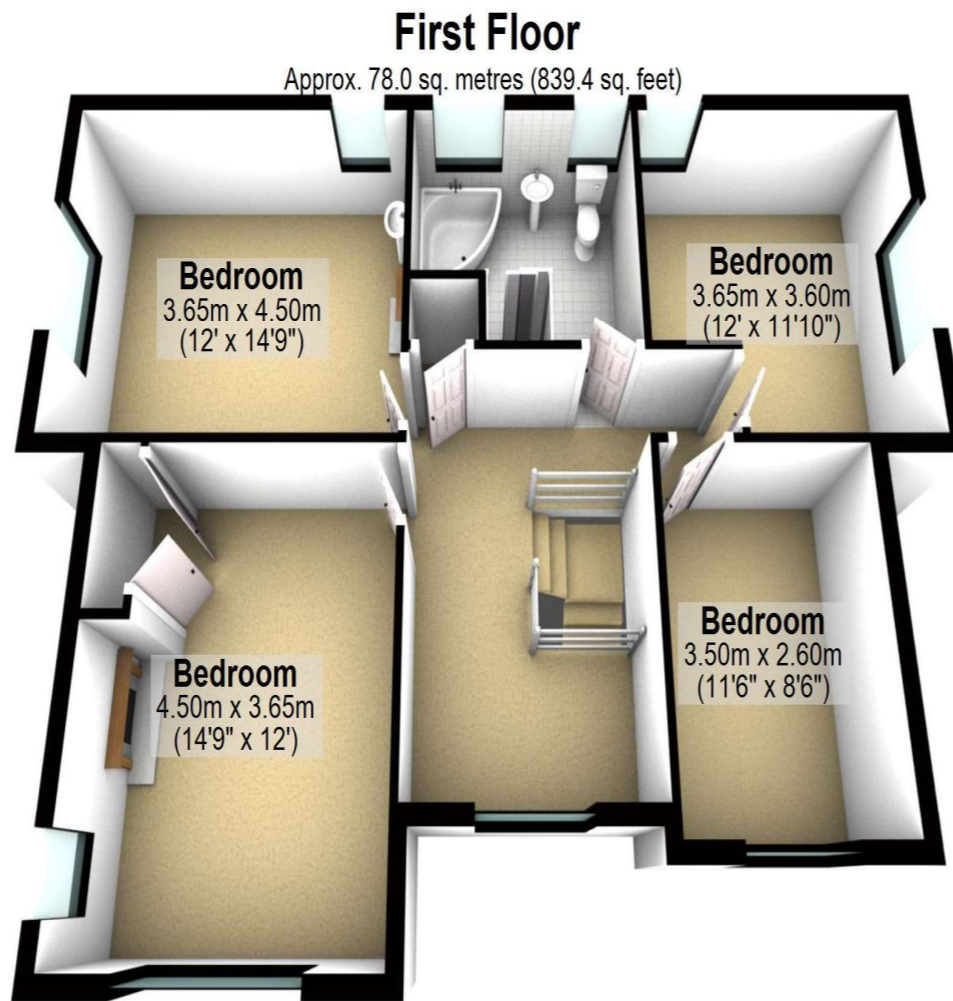
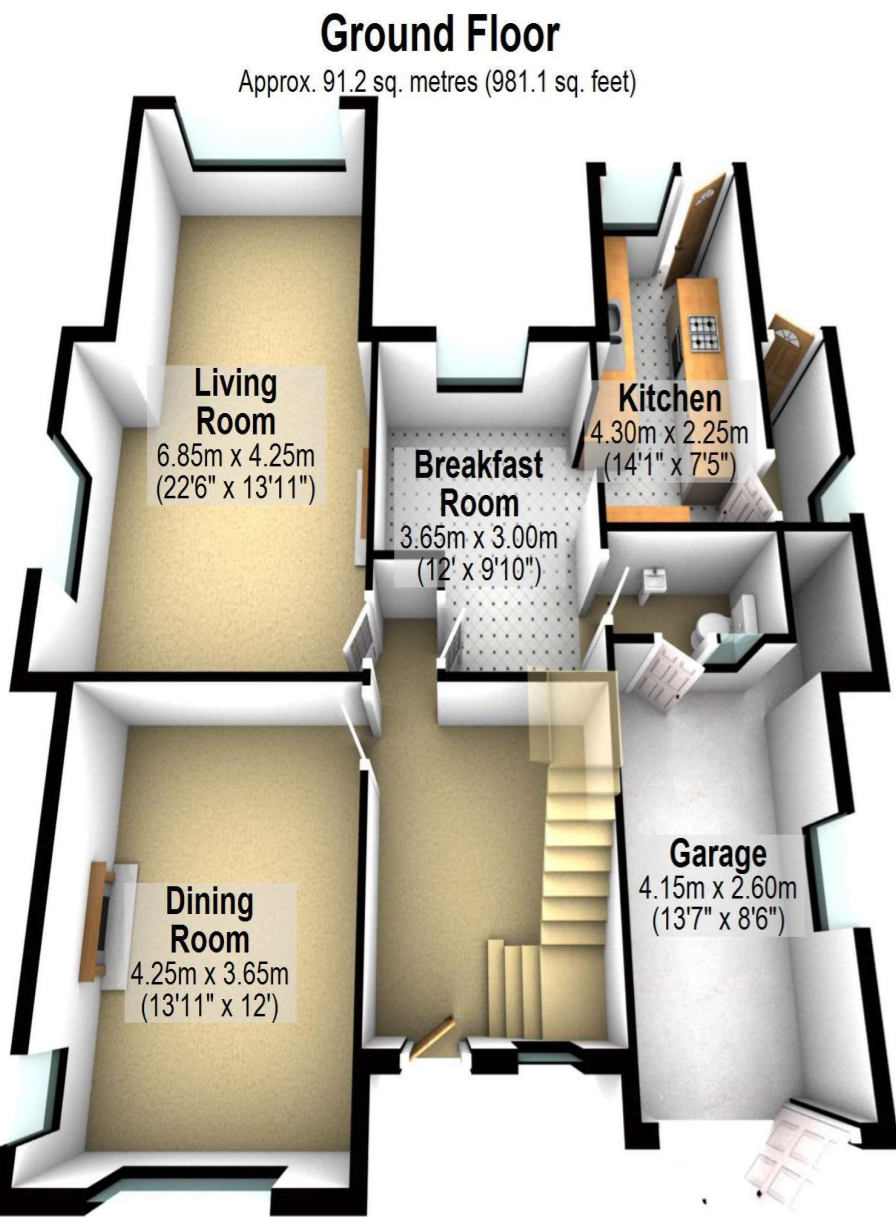
Both mainly laid to lawn with flower and shrub borders and dwarf brick wall.

PARKING:

Block paved for 2/3 vehicles leading to integral garage.

DETACHED GARAGE:

Situated to the rear of the flat approached via driveway with double doors.



Total area: approx. 184.5 sq. metres (1986.1 sq. feet)

Energy performance certificate (EPC)

45 Manor Way EGHAM TW20 9NQ	Energy rating E	Valid until: 13 September 2033
		Certificate number: 9846-1015-0261-1217-0200

Property type	Detached house
Total floor area	165 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 current energy rating is E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
82+	A		
81-81	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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

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

