



'Nollbrook', Hurst Lane, Egham, TW20 8QJ **£775,000 Freehold**



Positioned on a large plot of approximately a quarter acre, a modern four bedroom detached home offering 'no onward chain'. This spacious home offers large lounge, open plan kitchen/diner, three bathrooms (two en-suite), under floor heating via ground source heat pump and four car driveway. Access to Egham town centre and Thorpe Village Green is approximately one mile away.

'Nollbrook', Hurst Lane, Egham, Surrey, TW20 8QJ

Entrance to side of property:-

ENTRANCE HALL:

Composite front door, travertine floor tiles, coved cornice ceiling, hatch to loft space with folding ladder and lighting, under floor heating, cupboard housing ground source heat pump and mega flow tank with individual room manifolds.

LOUNGE:

Travertine tiled floor, coved cornice ceiling, under floor heating. double glazed window to side, double glazed French doors into rear garden.:

KITCHEN/DINER:

Wide range of cream shaker style base and eye level units, woodblock work tops, soft close doors and drawers, tiled splashback, travertine tiled floor, under floor heating, space for dining room table. Integrated fridge/freezer, ladder unit, built in dish washer, coved cornice ceiling, four ring halogen hob, built in electric double oven, extractor fan. One and a half stainless steel sink unit with chrome mixer tap. To doubled glazed windows to side, double glazed French doors into rear garden.

BATHROOM:

White suite comprising low level WC, circular wash hand basin set onto vanity unit, under floor heating, travertine tiled floor, fully tiled walls, coved cornice ceiling, extractor fan, panel bath with chrome mixer tap, fitted glass shower screen. double glazed window to side.

BEDROOM ONE:

Travertine tiled floors, under floor heating, coved cornice ceiling. double glazed window to front. Door into:-

EN-SUITE SHOWER:

In white with low level WC, wash hand basin set into vanity unit, tiled shower cubicle housing a chrome mixer shower, travertine tile floor, extractor fan. Double glazed window to side.

BEDROOM TWO:

Travertine tiled floor, under floor heating, coved cornice ceiling. Double glazed window to front. Door into:-

EN-SUITE SHOWER:

In white with low level WC, wash hand basin set into vanity unit, tiled shower cubicle housing a chrome mixer shower, travertine tile floor, extractor fan. Double glazed window to side.

BEDROOM THREE:

Travertine tiled floor, under floor heating, coved cornice ceiling. Double glazed window to side.

BEDROOM FOUR:

Travertine tiled floor, under floor heating, coved cornice ceiling. Double glazed window to side.

OUTSIDE

PLOT:

The plot extends to approximately a quarter acre. To the rear, there is a lawn area in addition to a static caravan and two metal storage containers.

NB:

The section of rear garden with the static caravan and storage containers is accessed via double gates off a side drive owned by our client.

COUNCIL TAX BAND:

F - Runnymede Borough Council

VIEWINGS:

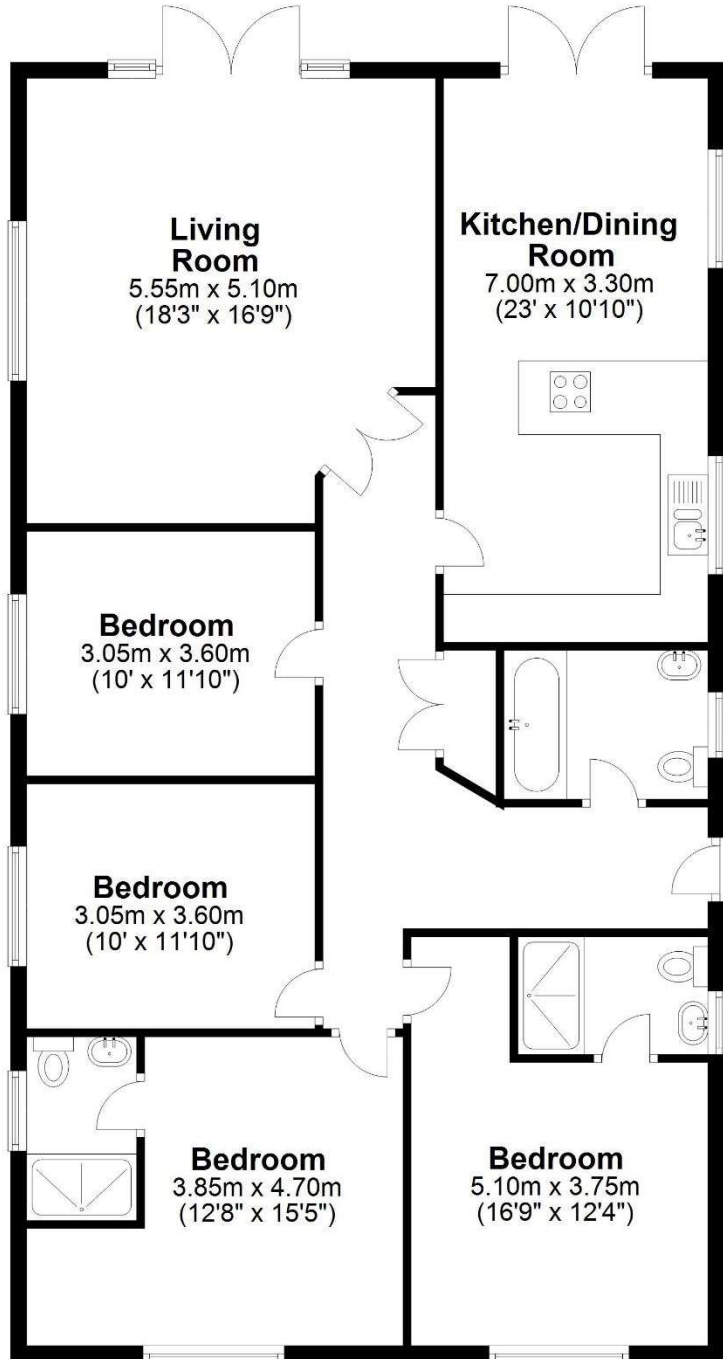
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

'Nollbrook', Hurst Lane, Egham, Surrey, TW20

FLOORPLAN

Ground Floor

Approx. 134.2 sq. metres (1444.3 sq. feet)



Total area: approx. 134.2 sq. metres (1444.3 sq. feet)



All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

'Nollbrook', Hurst Lane, Egham, Surrey, TW20

EPC

Nollbrook Hurst Lane EGHAM TW20 8QJ		Energy rating C
Valid until 19 August 2034	Certificate number 4234-1128-7400-0160-1226	
Property type	Detached bungalow	
Total floor area	133 square metres	

Rules on letting this property

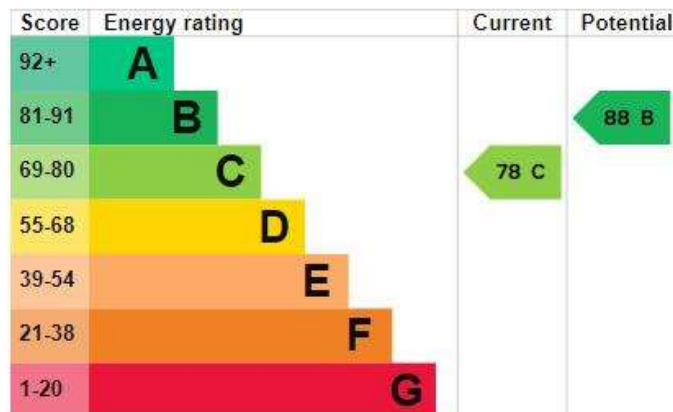
Properties can be let if they have an energy rating from A to E.

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.