

NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



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

£1,225,000 F/H

‘Brookview’, Hurst Lane, Egham, Surrey, TW20 8QJ

Positioned on a 2.33 acre plot, a large four bedroom detached bungalow in need of renovation. The plot consists of a current livery business with stables, workshops, double garage and additional stables. This property is approached off a single-track lane and is ideal for Equestrian use or secluded living as a small-holding. Access to Egham High Street, Virginia Water and Thorpe Green is close at hand. Royal Windsor Great Park and the M25/Heathrow are a short drive away.

ENTRANCE HALLWAY: Radiator, storage cupboard, ceramic tiled floor. Door into: -

BATHROOM: Four piece suite comprising low level WC, pedestal wash hand basin, panel bath with mixer tap, bidet, ceramic tiled floors, radiator, storage cupboard, window to side.

KITCHEN/BREAKFAST ROOM: Range of base and eye level units, space for appliances, ceramic tiled floors, laminate work tops, breakfast bar, built in electric oven and halogen hob. One and a half bowl sink unit with chrome mixer tap. Window to side. Door to: -

DINING ROOM: Radiator, hatch to loft space, ceiling beams, door into: -

LOUNGE: Radiator, coved cornice ceiling, open plan into: -

UTILITY ROOM: Storage cupboards, space for appliances, sink unit, window to side. Door into: -

BATHROOM: Basic suite comprising low level WC, bath, wash hand basin, radiator, storage cupboard. window to rear.

STUDY: Radiator, window to rear.

CONSERVATORY: Double glazed frame. Doors into garden.

BEDROOM ONE: Radiator, built in wardrobes. Window to side.

BEDROOM TWO: Radiator, built in wardrobes. Window to front.

BEDROOM THREE: Radiator. Window to front.

BEDROOM FOUR: Radiator, coved cornice ceiling. Window to side.

FAMILY ROOM: Radiator, storage cupboard, feature fireplace, coved cornice ceiling. Double glazed patio door and side aspect window.

OUTSIDE

PLOT: Green belt land extending to approximately 2.33 acres. There is a livery business with stables including running water and power, various workshops, additional single stables and double garage. There is also a small brook running adjacent to the land, from which the property is named.

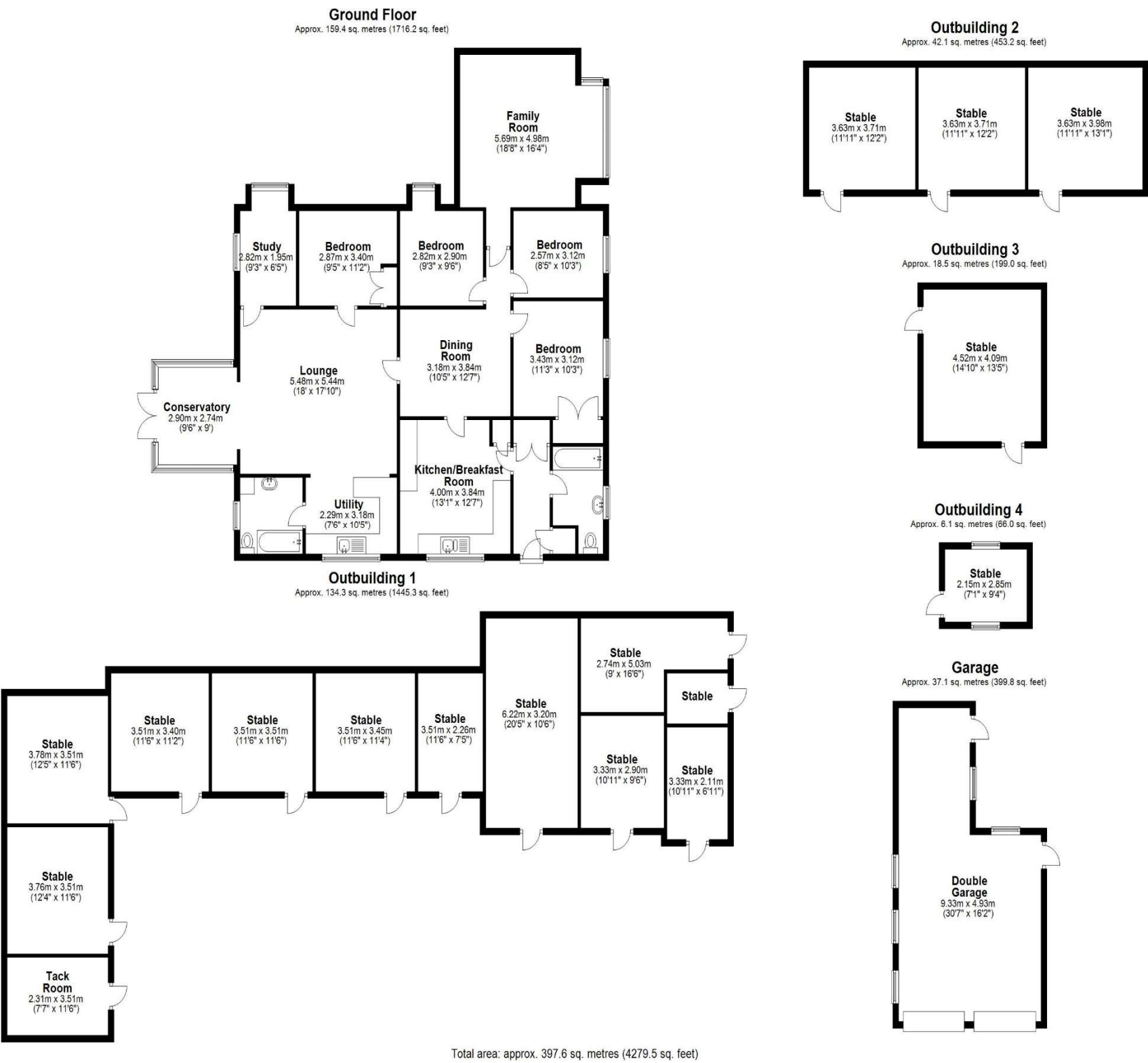
COUNCIL TAX BAND: G – Runnymede Borough Council

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



FLOORPLAN

EPC



Brookview
Hurst Lane
EGHAM
TW20 8QJ

Energy rating
F

Valid until
12 June 2033

Certificate number
0300-2762-4260-2597-7765

Property type	Detached bungalow
Total floor area	151 square metres

Rules on letting this property

! You may not be able to let this property

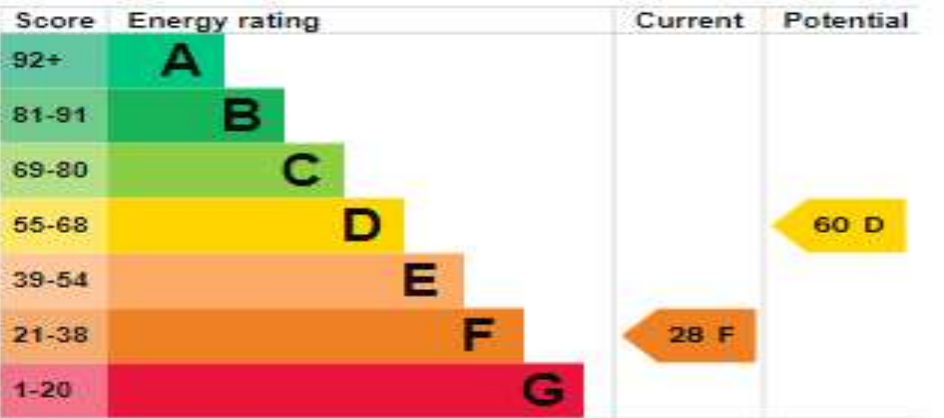
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be D.

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



The graph shows this property's current and potential energy rating.

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

