

**Yardley's, Thorpe, Surrey, TW20 8UB**

**£710,000 Freehold**



A recently built detached residence situated within a quiet cul-de-sac in the heart of the leafy Historic Thorpe Village. The well-presented accommodation comprises entrance hallway, downstairs WC, living room, 19ft kitchen/dining room, attached garage/office, three double bedrooms, en-suite facilities, a luxury family bathroom, South West facing private rear garden and own driveway providing off street parking for two vehicles. This property has planning permission for a loft conversion.

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Composite double glazed door to: -

<b><u>ENTRANCE HALLWAY:</u></b>	Stairs to first floor, porcelain tiled flooring, under stairs storage area, under floor heating and doors to all rooms.
<b><u>DOWNSTAIRS WC:</u></b>	Concealed low level WC, wall mounted wash hand basin, part tiled walls, porcelain tiled flooring, under floor heating and front aspect double glazed window.
<b><u>LIVING ROOM:</u></b>	Under floor heating, fitted carpet and front aspect double glazed window.
<b><u>KITCHEN/DINING ROOM:</u></b>	<p><b><u>Kitchen</u></b> Integrated kitchen, comprising eye and base level units with granite work tops, one and a half bowl sink unit with mixer tap, fitted induction hob, extractor over, fitted double oven and fitted microwave, fitted dish washer, fitted fridge/freezer and breakfast bar area, porcelain tiled flooring with under floor heating and rear aspect double glazed window.</p> <p><b><u>Dining Room</u></b> Porcelain tiled flooring, under floor heating and double glazed French doors to garden.</p>
<b><u>FIRST FLOOR LANDING:</u></b>	Pull down ladder with access to loft (loft has planning/building registered for a loft conversion, available upon request), fitted carpet, handrail and balustrading, a storage cupboard and doors to all rooms.
<b><u>PRINCIPLE BEDROOM:</u></b>	Fitted mirrored wardrobes, built in over stairs storage closet/wardrobe, radiator, fitted carpet, front aspect double glazed window and door to: -
<b><u>EN-SUITE SHOWER ROOM:</u></b>	Comprising separate shower cubicle, vanity enclosed wash hand basin, concealed low level WC, heated towel rail, fully tiled walls, tiled flooring, extractor fan and front aspect double glazed window.
<b><u>BEDROOM TWO:</u></b>	Radiator, fitted carpet, rear aspect double glazed window.
<b><u>BEDROOM THREE:</u></b>	Radiator, fitted carpet, rear aspect double glazed window.
<b><u>LUXURY FAMILY BATHROOM:</u></b>	White three piece suite comprising, tile enclosed bath with shower over and glass shower screen, vanity enclosed wash hand basin, concealed low level WC, heated towel rail, extractor fan, fully tiled walls and tiled flooring and rear aspect double glazed window.
<b><u>OUTSIDE</u></b>	
<b><u>REAR GARDEN:</u></b>	<b>Approximately 35ft x 40ft.</b> Patio area, lawn area, corrugated shed, external tap, external lighting, enclosed by panel fencing and tree borders and door to: -
<b><u>ATTACHED GARAGE /OFFICE:</u></b>	Remote roller door, power and lighting, laminate wood effect flooring and loft storage area.
<b><u>PARKING:</u></b>	Own driveway providing off street parking for two vehicles.
<b><u>FRONT:</u></b>	Lawn area, flower and shrub areas, pathway to main entrance and gated side access to rear
<b><u>COUNCIL TAX BAND:</u></b>	F – Runnymede Borough Council
<b><u>VIEWINGS:</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>

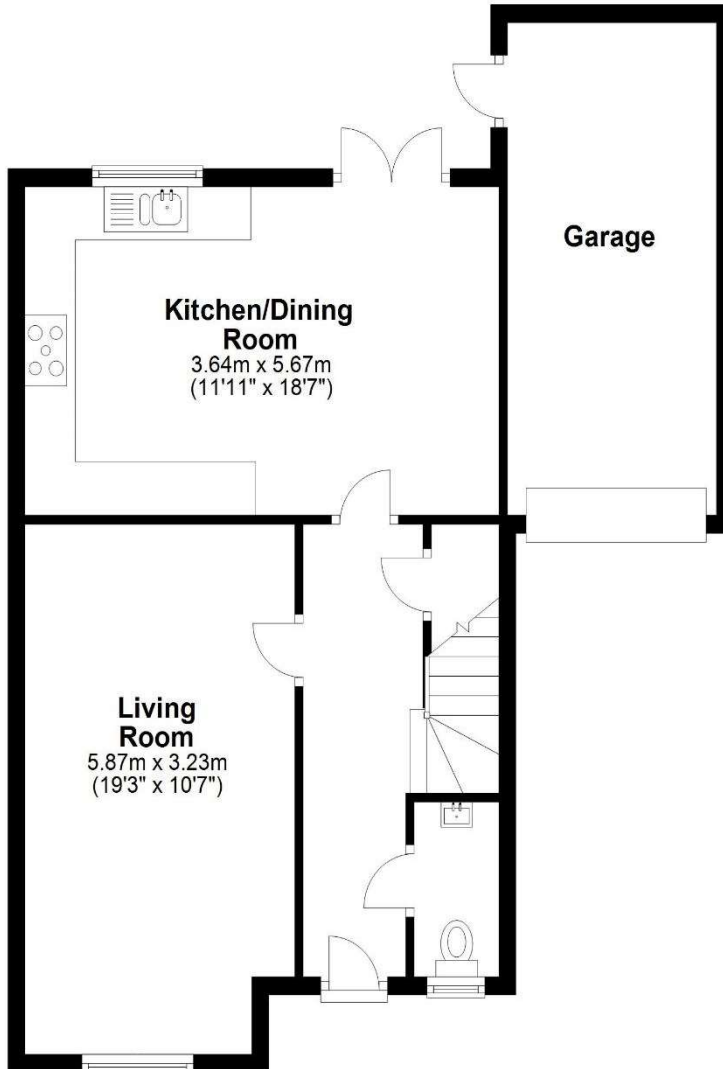


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FLOORPLAN

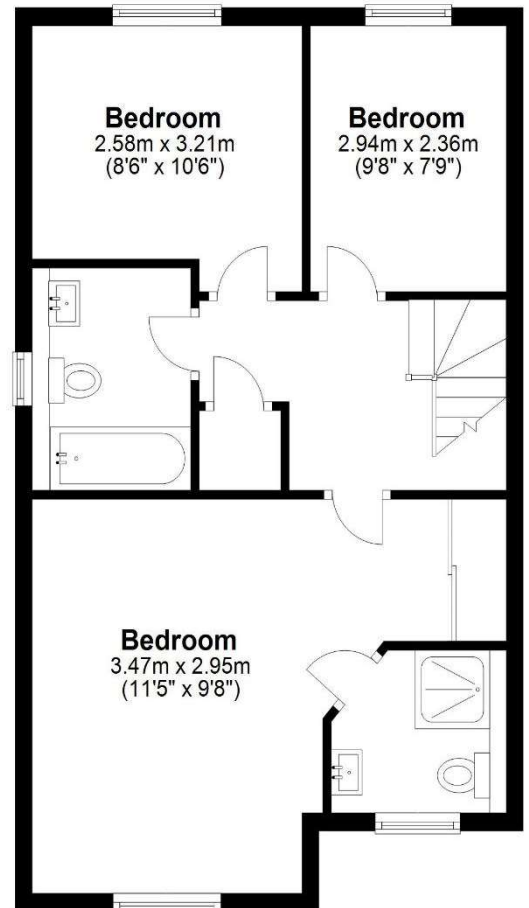
**Ground Floor**

Approx. 64.7 sq. metres (696.3 sq. feet)



**First Floor**

Approx. 52.3 sq. metres (563.1 sq. feet)



Total area: approx. 117.0 sq. metres (1259.4 sq. feet)

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

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EPC

3 Yardleys  
The Gower  
EGHAM  
TW20 8UB

Energy rating  
**B**

Valid until  
**1 April 2029**

Certificate number  
**8200-7726-7339-4507-5413**

Property type	Detached house
Total floor area	107 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		