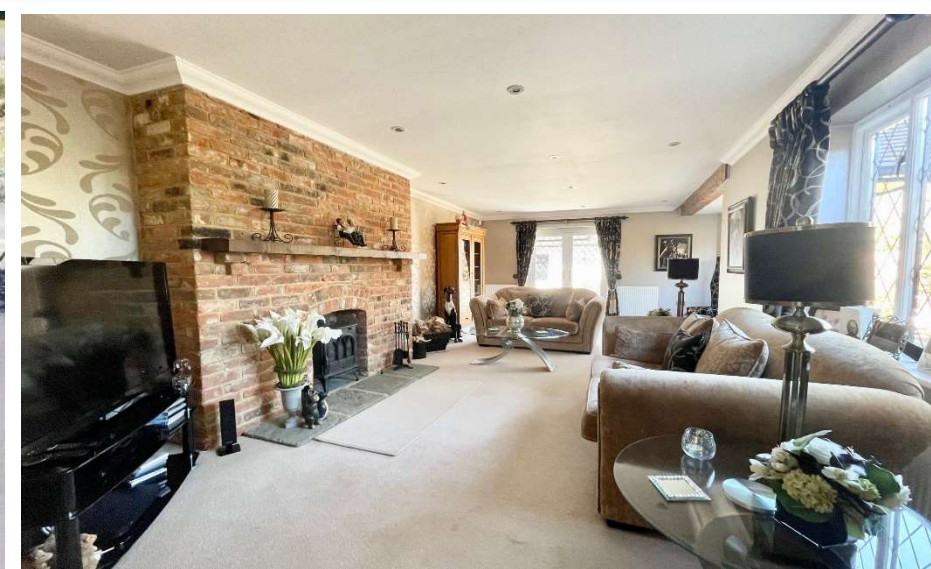
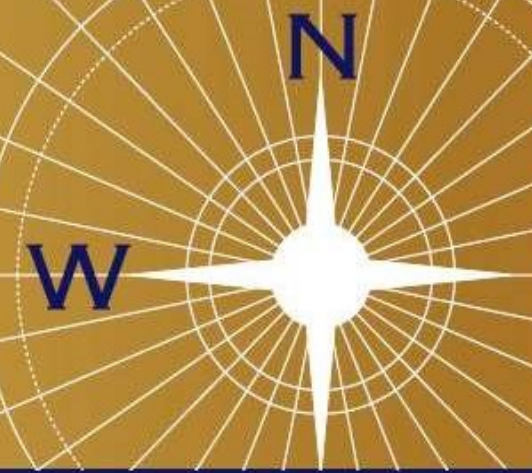


NEVIN — & — WELLS

Distinctive Homes

Established 2002



'Burwood', Manor Way, Egham, Surrey, TW20 9NQ

£1,000,000 F/H

'Burwood'. Manor Way, Egham, Surrey, TW20 9NQ

'Burwood' is a simply stunning one off architect designed detached residence situated in one of Egham's most desirable locations, within a ten minute walk of the recently regenerated High Street and mainline station offering access to Waterloo within forty five minutes. Offering four bedrooms on the first floor, three bathrooms and three reception rooms, this property can offer versatile accommodation for any generation of buyer. In addition is the generous plot size, with ample parking via an in-out driveway to the front, along with additional parking and 4.5m wide garage to the rear.

Tiled lichgate entrance to original stained glass panel front door.

ENTRANCE HALLWAY:

L-shaped hallway, doors to all rooms on the ground floor, wooden flooring, radiator and stairs to first floor.

KITCHEN:

Range of base and eye level handle less units in high gloss finish with marble worktops, fitted sink with hot tap and water softener, induction hob with extractor over, fitted microwave oven, fitted steam oven and fitted oven grill, fitted full length fridge/freezer, breakfast bar area, side aspect leaded window payne door and front aspect leaded bay window.

DINER/FAMILY ROOM:

Carpet floor, front aspect leaded bay window.

LIVING ROOM:

Exposed brick chimney with working log burner, rear aspect leaded patio door, side aspect leaded bay window, carpet floor, radiator.

CLOAKROOM:

Low level WC, wall hung wash hand basin, fitted towel rail, tiled floor, side aspect frosted leaded window

UTILITY ROOM:

Base and eye level units, stainless steel one a half sink drainer with mixer tap over, space for washing machine and tumble dryer, cupboard housing boiler, side aspect leaded window and side aspect leaded door.

STUDY:

Wooden flooring, radiator, leaded patio doors out to garden.

BEDROOM ONE:

Built in fitted wardrobe, side aspect leaded window, radiator, carpet floor. Door into:

EN-SUITE:

Fitted panel enclosed bath with shower over, low level WC, fitted vanity basin with storage under, tiled floors and walls, rear aspect frosted leaded window.

BEDROOM TWO:

Side aspect leaded window, carpet floor, radiator.

BEDROOM THREE:

Fitted wardrobe, carpet floor, radiator, rear aspect leaded window.

BEDROOM FOUR:

Carpet floor, radiator, front aspect leaded window.

FAMILY BATHROOM:

Comprising fitted panel enclosed bath, separate shower, low level WC and wash hand basin.

OUTSIDE

REAR GARDEN:

Accessible via side and rear, porcelain tiled floor oak pergola with slate roof, range of borders, side door into garage.

GARAGE:

15 Fitted solar panels (including panels fitted to main structure of the roof), electric roller shutter door, power and light, heating and attic space, access via block paved driveway.

FRONT:

Block paved in-out driveway with an array of flower bed and shrubs.

COUNCIL TAX BAND:

G – Runnymede Borough Council

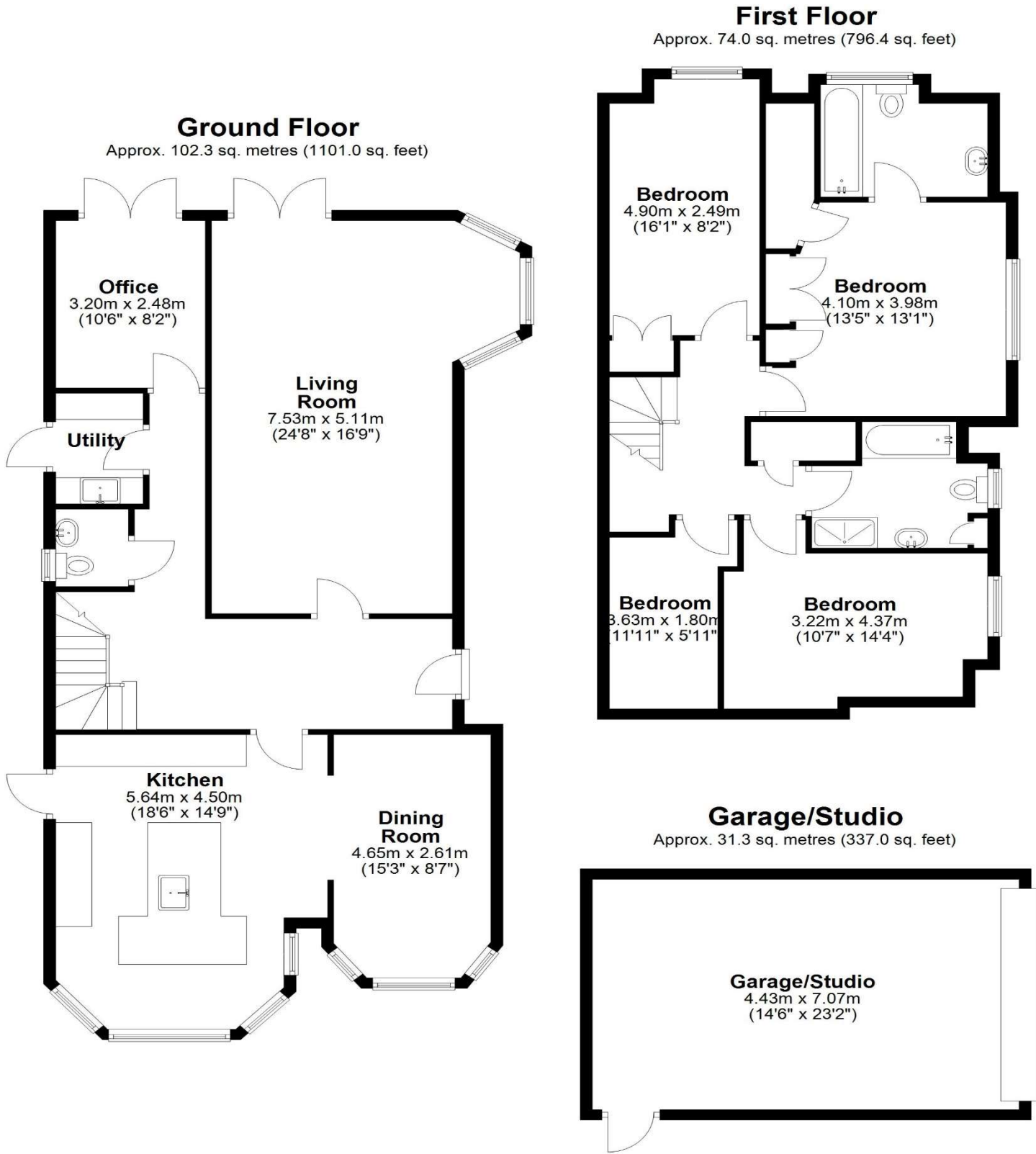
VIEWINGS:

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



FLOORPLAN

EPC



Total area: approx. 207.6 sq. metres (2234.4 sq. feet)

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

1a Manor Way EGHAM TW20 9NQ		Energy rating C
Valid until 20 August 2034	Certificate number 7334-0028-1400-0761-1292	
Property type	Detached house	
Total floor area	178 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

