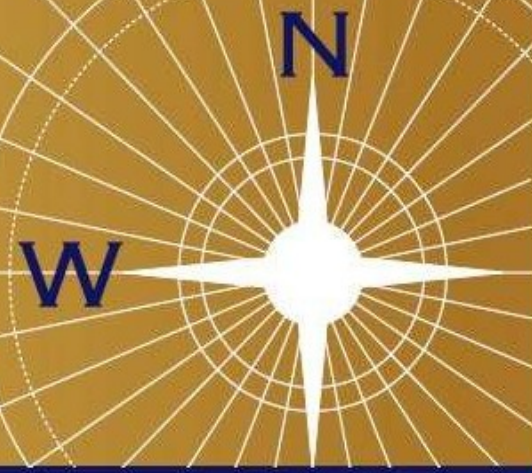


NEVIN — & — WELLS

Distinctive Homes

Established 2002



Clarence Drive, Englefield Green, TW20 0NL

£1,350,000 Freehold

The Hollies, Clarence Drive, Englefield Green, Surrey, TW20 0NL

Built in 1953, 'The Hollies' has been in the same family ownership from 1961, a testament to the quality of its location and versatile accommodation. Set on a quarter acre plot, this family home is positioned within one of the village's premier roads, close to The Village Green and local shops. Access to well regarded state schools is close at hand, in addition to excellent private schools i.e. Bishops Gate and St Johns Beaumont. For those seeking beautiful outdoor recreation spaces, Windsor Great Park and Runnymede National Trust are minutes away.

ENTRANCE HALLWAY: Radiator, under stairs storage space, stairs to first floor. Double glazed window to side. Glazed internal door into:

LOBBY: Doors into shower room and bedroom one.

BEDROOM ONE: Radiator. Double glazed window to front.

SHOWER ROOM: Luxury white suite comprising low level WC, wash hand basin set into vanity unit, large shower cubicle housing chrome dual head mixer shower, chrome ladder radiator, ceramic tiled floor and walls, extractor fan. Double glazed porthole window to side.

KITCHEN: Grey panel fitted kitchen with base and eye level units, wood effect laminate work tops, tiled splash back, ceramic tiled floor, built in Bosch stainless steel microwave. Integrated fridge/freezer and Bosch dishwasher, built in Bosch electric double oven and four ring induction hob, overhead extractor hood. One and a half bowl stainless steel sink unit with chrome mixer tap. Double glazed window to rear. Door into: -

UTILITY ROOM: Radiator, ceramic tiled floor, storage units, stainless steel sink unit with chrome mixer tap, space for washing machine and tumble dryer. Double glazed window and door to side.

LOUNGE/DINING ROOM: Two radiators, space for dining table, feature fireplace with marble hearth. Dual aspect double glazed windows to side and rear. Double glazed French doors into rear garden.

LANDING: Radiator, hatch to loft space with folding ladder and light. Double glazed picture window to front.

BEDROOM TWO: Radiator, built in wardrobes and storage. Double glazed window to rear. Door into: -

EN-SUITE BATHROOM: In white with low level WC, wash hand basin, panel bath with chrome mixer tap, chrome ladder radiator, part tiled walls, airing cupboard housing hot water cylinder. Double glazed window to rear.

BEDROOM THREE: Radiator, built in wardrobe and storage, fitted shelves. Double glazed window to rear.

BEDROOM FOUR: Radiator, built in wardrobe, fitted shelves. Double glazed window to front.

BEDROOM FIVE: Radiator, built in wardrobe, fitted shelves. Double glazed window to front.

BATHROOM: In white with low level WC, wash hand basin, panel bath with chrome mixer tap and manual shower, part tiled walls, chrome ladder radiator. Double glazed window to side.

OUTSIDE

GARAGE: Light, power, double glazed door and window to side, driveway to front. Metal up and over door.

BRICK STOREROOM: Light, power, access to gas boiler

PARKING: Laid to Peashingle with space for five cars.

REAR GARDEN: **Approx. 158ft x 50ft (48.16m x 15.24m)** a mature and exceptionally secluded plot, South Easterly in direction, offering a wide variety of established trees and shrubs. There is also access to the brick-built storeroom and gated side path.

FRONT GARDEN: Shaped lawn, inset shrubs and trees.

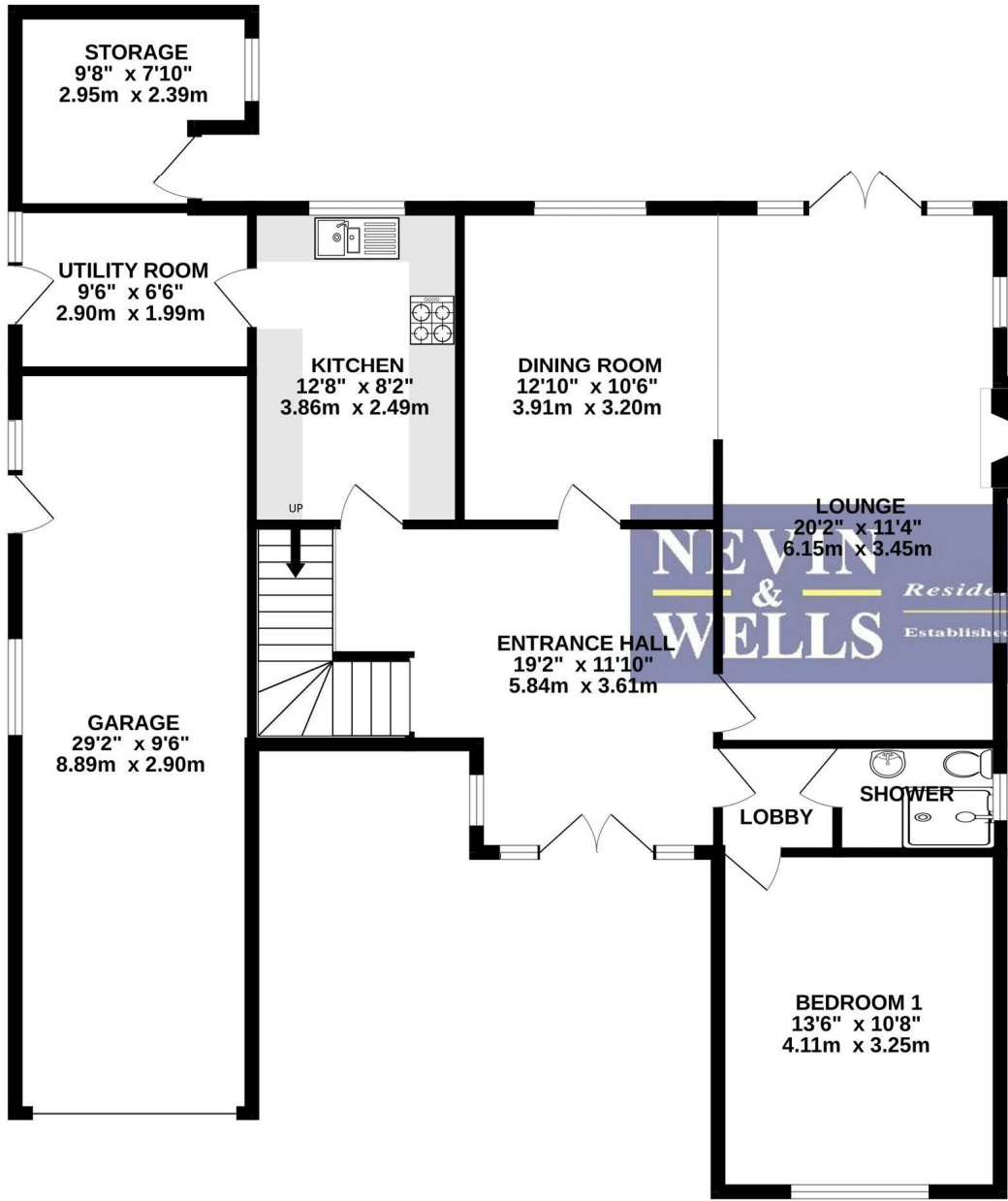
COUNCIL TAX BAND: F - Runnymede Borough Council

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

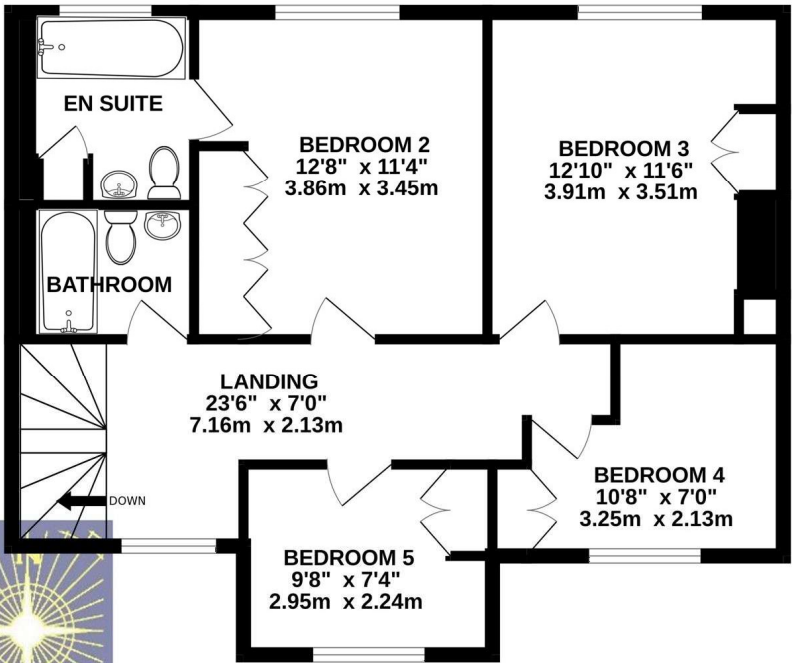


FLOORPLAN

GROUND FLOOR
1302 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1955 sq.ft. (181.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

EPC

18 Clarence Drive Englefield Green EGHAM TW20 0NL		Energy rating D
Valid until 3 April 2035	Certificate number 9800-3847-0022-7407-3453	

Property type	Detached house
Total floor area	150 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 D. 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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

