

# NEVIN & WELLS

*Residential*

Established 2002



**Mead Close, Egham, Surrey, TW20 8JA**

**£635,000 Freehold**



A superbly presented four bedroom family home, situated within a ten minute walk of mainline station and High Street. Benefits include modern kitchen and shower room, downstairs cloakroom, two reception rooms, private drive to garage and new boiler. Access to The Orbit Leisure Centre and Manorcroft School is also close at hand. No chain.

169/170 High Street, Egham, Surrey, TW20 9EJ  
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[www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



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|                                 |  |
|---------------------------------|--|
| <b><u>RECESSED PORCH:</u></b>   | Double glazed door into entrance hall.   |
| <b><u>ENTRANCE HALLWAY:</u></b> | Radiator, storage cupboard, coat cupboard, stairs to first floor.  |
| <b><u>LOUNGE:</u></b>           | Radiator, coved cornice ceiling. Two double glazed windows to front.   |
| <b><u>DINING ROOM:</u></b>      | Radiator, coved cornice ceiling. Double glazed window and door to rear. Open plan into: -  |
| <b><u>KITCHEN:</u></b>          | Range of gloss white base and eye level units, laminate worktops, part tiled splashback, space for appliances, ceramic tiled floor, built in four ring gas hob and electric oven. Single bowl single drainer sink unit with mixer tap. Double glazed window to rear. |
| <b><u>CONSERVATORY:</u></b>     | Radiator, ceramic tiled floor. Double glazed mainframe.  |
| <b><u>LANDING:</u></b>          | Hatch to loft space, storage cupboard.   |
| <b><u>BEDROOM ONE:</u></b>      | Radiator, coved cornice ceiling. Double glazed window to front.  |
| <b><u>BEDROOM TWO:</u></b>      | Radiator, built in wardrobes. Double glazed window to front.   |
| <b><u>BEDROOM THREE:</u></b>    | Radiator, coved cornice ceiling. Double glazed window to rear.   |
| <b><u>BEDROOM FOUR:</u></b>     | Radiator, coved cornice ceiling. Double glazed window to rear.   |
| <b><u>SHOWER ROOM:</u></b>      | White suite comprising low level WC, wash hand basin, part tiled walls, radiator, shower cubicle housing chrome mixer tap, extractor fan. Frosted double glazed window to side.  |

**OUTSIDE**

|                                 |  |
|---------------------------------|--|
| <b><u>FRONT GARDEN:</u></b>     | Inset shrubs and hedging.  |
| <b><u>GARAGE:</u></b>           | Single attached garage via private drive with light and power.   |
| <b><u>REAR GARDEN:</u></b>      | (40ft x 40ft- 12.19m x 12.19m) paved patio, outside tap, lawn, various shrubs, side access.  |
| <b><u>COUNCIL TAX BAND:</u></b> | F – Runnymede Borough Council  |
| <b><u>VIEWINGS:</u></b>         | By appointment with the clients selling agents,<br>Nevin & Wells Residential on 01784 437 437 or<br>visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a> |

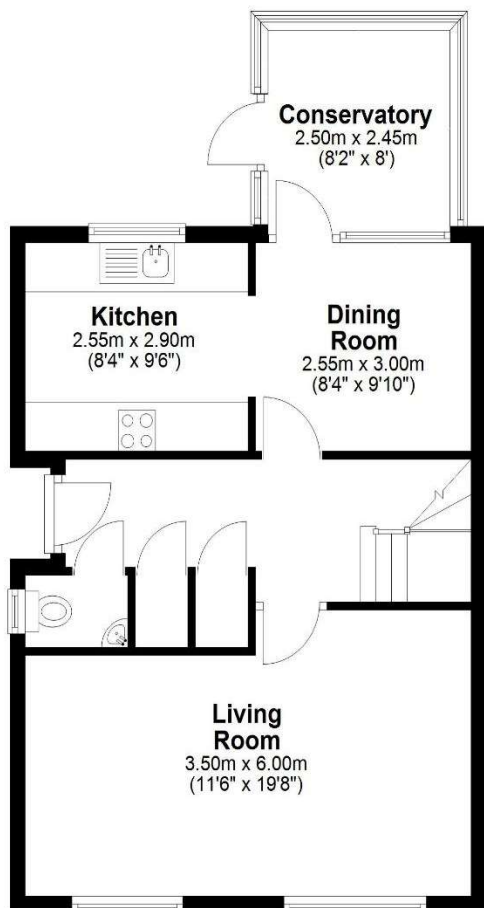


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FLOORPLAN

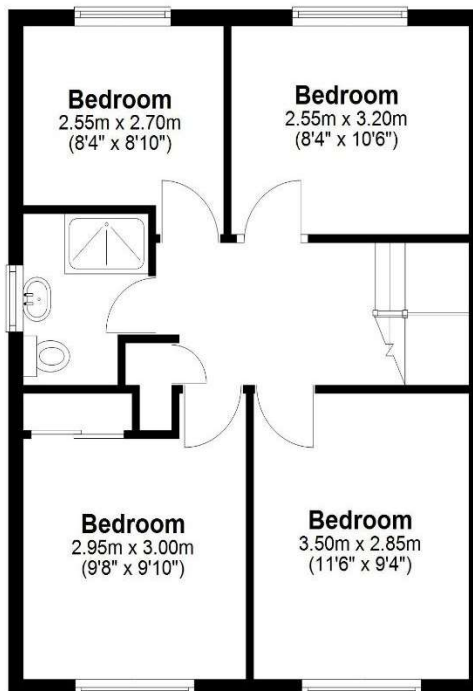
**Ground Floor**

Approx. 53.5 sq. metres (576.1 sq. feet)



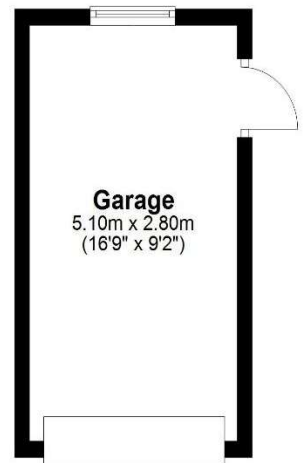
**First Floor**

Approx. 47.8 sq. metres (514.5 sq. feet)



**Garage**

Approx. 14.3 sq. metres (153.6 sq. feet)



Total area: approx. 115.6 sq. metres (1244.3 sq. feet)

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



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EPC

|  |   |                           |
|--|---|---------------------------|
| 9, Mead Close<br>EGHAM<br>TW20 8JA     |   | Energy rating<br><b>C</b> |
| Valid until<br><b>7 September 2035</b> | Certificate number<br><b>0335-1421-2500-0388-4202</b> |                           |

|                  |                  |
|------------------|------------------|
| Property type    | Detached house   |
| Total floor area | 96 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+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      | 73 C    | 79 C      |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

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