

NEVIN & WELLS

Distinctive Homes

Established 2002



Kingswood Close, Surrey, TW20 0NQ

£1,895,000 F/H

Kingswood Close, Englefield Green, Surrey, TW20 0NQ

An absolutely stunning, detached residence, located in one of Englefield Green's premier roads. The property boasts approximately 4500square feet of accommodation over three floors , to include, large entrance vestibule, gymnasium, 26ft dining room, a 45ft fitted kitchen/living space with bi-folding doors onto a 180ft south facing rear garden, down stairs W.C, utility room, five bedrooms, four bathrooms, a 32ft media room, offering potential for two further bedrooms and bathroom. Added benefits include an in out driveway and integral garage.

ENTRANCE VESTIBULE:

Oversized composite front door to:-
Stairs to first floor, front aspect opaque double glazed windows, coir matting, Karndeian flooring, under stairs storage cupboard, under floor heating and solid oak doors to all rooms.

GYMNASIUM/HOME OFFICE:

4.10m x 3.26m(13'5" x 10'8") Karndeian flooring, under floor heating, front aspect double glazed window

DINING ROOM:

7.85m x 3.58m(25'9" x 11'9") Karndeian flooring, under floor heating, front aspect double glazed window and door opening to:-

OPEN PLAN KITCHEN/LIVING SPACE:

4.56m x 4.16m (14'11"x 13'7") comprising eye and base level units with granite worktops, 1 ½ bowl sink unit with mixer tap, hot water tap, three ovens (two conventional and one roasting oven); built in full height freezer and built in full height fridge, dishwasher, fitted five ring gas hob and extractor over, Karndeian flooring with under floor heating, plinth lighting, slate tiled splashback, ceiling speaker, rear aspect double glazed windows and open plan to:-

LIVING ROOM:

8.88m x 4.57m (29'1" x 14'11") Karndeian flooring, with feature inset remote controlled fire place, built in 65" Samsung television, ceiling speakers and six metre rear aspect double glazed bi-folding doors.

DOWNSTAIRS W.C:

Comprising low level W.C, vanity enclosed wash hand basin, extractor fan, part slate tiled walls and Karndeian flooring with under floor heating.

UTILITY ROOM:

3.53m x 1.38m (11'7" x 4'6") Comprising eye and base level units with granite work tops, Butler sink with mixer tap, built in washing machine and tumble dryer, extractor fan, slate tiled splash back, Karndeian flooring with under floor heating, side aspect opaque double glazed windows and door to garage

FIRST FLOOR LANDING:

Stairway string lighting, oak handrail and balustrading, radiators, skylight window, fitted carpet and doors to all rooms.

MASTER BEDROOM:

3.59m x 4.97m (11'9" x 16'3") Built in wardrobes and dressing table, radiator, fitted carpet, front aspect double glazed window and door to:-

DRESSING ROOM:

1.74m x 1.63m (5'8" x 5'4") Wardrobes either side, fitted carpet and full height mirror.

MASTER EN-SUITE BATHROOM:

3.56m x 3.96 (16'9" x 12'9") Comprising tile enclosed bath, with plinth lighting, walk in double shower cubicle with riser shower, concealed low level W.C, vanity enclosed wash hand basin, heated towel rail, shaving point, extractor fan, fully tiled walls, tiled flooring and side aspect opaque double glazed window

BEDROOM TWO:

5.10m x 3.98m (16'9" x 12'9") Built in wardrobes and dressing table, radiator, fitted carpet, rear aspect double glazed window and door to:-

JACK AND JILL BATHROOM:

Comprising panel enclosed bath, with riser shower over, glass shower screen, part tiled walls, enclosed low level W.C, vanity enclosed wash hand basin, heated towel rail, Karndeian flooring, extractor fan, rear aspect opaque double glazed window and door to:-

BEDROOM THREE:

Built in wardrobes and dressing table, radiator, fitted carpet and rear aspect double glazed window.

BEDROOM FOUR:

4.10m x 3.61m (13'5" x 11.10") Radiator, fitted carpet, front aspect double glazed window

BEDROOM FIVE:

3.98m x 2.84m (13'0" x 9'3") Radiator, fitted carpet, front aspect double glazed window

FAMILY BATHROOM:

White three piece suite comprising panel enclosed bath with riser shower over and glass shower screen, concealed low level W.C, vanity enclosed wash hand basin, heated towel rail, part tiled walls, Karndeian flooring, extractor fan and side aspect double glazed window.

SECOND FLOOR LANDING:

Domed skylight window, oak handrail and balustrading, fitted carpet and doors to all rooms.

MEDIA ROOM:

Offering potential for a further two bedrooms and a bathroom, ceiling speakers, radiators, laminate wood effect flooring, eaves storage areas and rear aspect double glazed window.

SHOWER ROOM:

Comprising separate double shower cubicle, with riser shower, concealed low level W.C, vanity enclosed wash hand basin, heated towel rail, extractor fan and Karndeian flooring.

WALK IN LOFT/STORAGE AREA:

9.01m x 2.22m (30' x 7'3") Lighting, power and laminate flooring.

REAR GARDEN:

180ft x 50ft Raised indian sand stone patio are, circular composite decking area with inset lighting, external tap, external power, operational CCTV, lawn area, well established flower, shrub and tree borders and enclosed by panel fencing and shrubs, and a **18x10ft** summer house

INTEGRAL GARAGE:

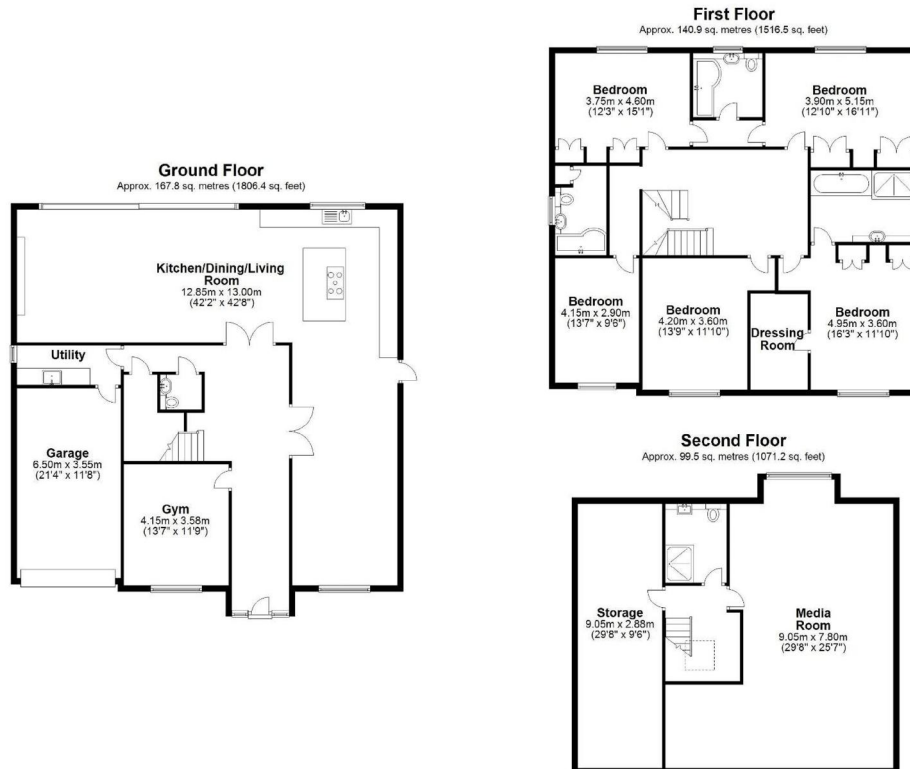
Remote door with power and lighting

IN/OUT DRIVEWAY:

Resin bonded driveway providing off street parking for several vehicles

FLOOR PLAN

EPC



Total area: approx. 408.2 sq. metres (4394.1 sq. feet)

Energy Performance Certificate



5, Kingswood Close, Englefield Green, EGHAM, TW20 0NQ

Dwelling type: Detached house
Date of assessment: 26 July 2019
Date of certificate: 26 July 2019
Reference number: 8500-7464-1329-2426-6313
Type of assessment: RdSAP, existing dwelling
Total floor area: 408 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

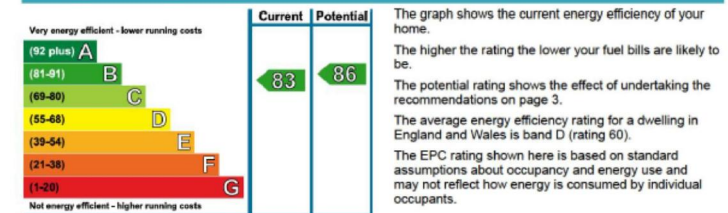
Estimated energy costs of dwelling for 3 years: £ 3,804

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 480 over 3 years	£ 480 over 3 years	Not applicable
Heating	£ 2,970 over 3 years	£ 2,970 over 3 years	
Hot Water	£ 354 over 3 years	£ 354 over 3 years	
Totals	£ 3,804	£ 3,804	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 972

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

