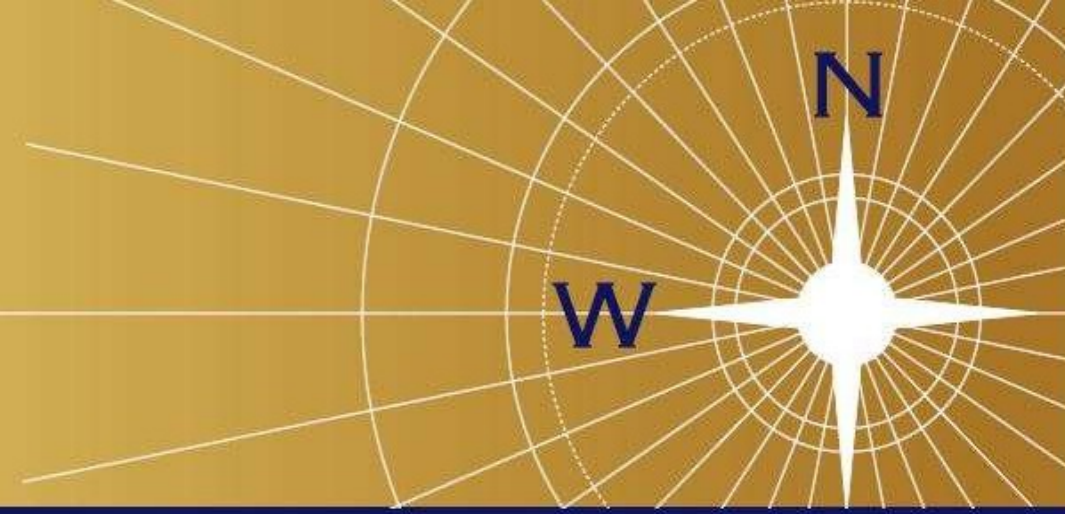


NEVIN & WELLS

Distinctive Homes

Established 2002



Annars Close, Thorpe, Surrey, TW20 8UU

£1,470,000 F/H

Annars Close, Thorpe , Surrey, TW20 8UU

Built in 1991 by Messrs Berkeley Homes, an exceptional five bedroom detached home, situated in a private close in the Heart of Thorpe Village. This extended property was refurbished by our clients nine years ago and now offers three reception rooms, four bathrooms and attached double width garage with annexe potential. The rooms are bright and airy with contemporary styling, as befits the size of accommodation. The village offers a primary school, pub/restaurant and shop, in addition to TESIS International School. Access to Virginia Water station, M25 and Windsor Great Park is a few minutes drive.

<u>CANOPY PORCH:</u>	Inset lighting. Double glazed front door into: -
<u>ENTRANCE HALLWAY:</u>	Porcelain tiled floor, vertical radiator, coat cupboard, under stairs cupboard with light, stairs to first floor, storage cupboard and underfloor heating. Solid oak doors and baseboards throughout.
<u>CLOAKROOM:</u>	Low level W.C, wash hand basin set into vanity unit, radiator, porcelain tiled floor, extractor fan. Frosted double glazed window to side
<u>FAMILY ROOM:</u>	Three radiators, ceiling down lighters, porcelain tiled floor. Dual aspect double glazed windows.
<u>DINING ROOM:</u>	Two radiators, porcelain tiled floor, feature fireplace. Dual aspect double glazed windows.
<u>LOUNGE:</u>	Three radiators, vertical radiator, porcelain tiled floor. Double glazed Bi-folding doors into garden.
<u>KITCHEN/BREAKFAST ROOM:</u>	Extensive range of base and eye level units, soft close doors and drawers, bin unit, corner carousel storage, polished granite work tops, pull out larder, porcelain tiled floor with under floor heating, integral Rangemaster dishwasher, built in electric oven and coffee machine, built in Rangemaster cooker with electric oven and five ring gas hob, stainless steel extractor hood, ceiling down lighters, fitted 'Hisense' American fridge/freezer, concealed lighting, kick board lights, central island with granite top and storage under. One and a half bowl stainless steel sink unit with chrome mixer tap and flexi-head spray. Double glazed Bi-folding doors into garden
<u>FIRST FLOOR LANDING:</u>	Two storage cupboards, radiator, stairs to second floor. Double glazed window to front.
<u>BEDROOM ONE:</u>	Two radiators, ceiling down lighters, walk in wardrobe with down light. Two double glazed windows to rear. Door into: -
<u>EN-SUITE BATHROOM:</u>	'Roca' white suite comprising low level WC, 'His and Hers' wash hand basin set into vanity unit, panel bath with wall mounted mixer tap, chrome ladder radiator, porcelain tiled walls and floor, heated floor, tiled shower cubicle housing dual head chrome mixer shower, extractor fan. Frosted double glazed window to rear.
<u>BEDROOM TWO:</u>	Radiator, ceiling down lighters, built in wardrobes. Double glazed window to front. Door into: -

<u>EN-SUITE SHOWER ROOM:</u>	'Kohler' white suite comprising wash hand basin set into vanity unit, low level WC, panel bath with wall mounted mixer tap and dual head chrome mixer shower over, fitted glass shower screen. Porcelain tiled walls and floor, chrome ladder radiator, heated floor and extractor fan. Frost double glazed window to side.
<u>BEDROOM THREE:</u>	Radiator, ceiling down lighters, built in wardrobes. Double glazed window to front. Door into: -
<u>EN-SUITE SHOWER ROOM:</u>	'Kohler' white suite comprising wash hand basin set into vanity unit, low level WC, panel bath with wall mounted mixer tap and dual head chrome mixer shower over, fitted glass shower screen. Porcelain tiled walls and floor, chrome ladder radiator, heated floor and extractor fan. Frost double glazed window to side.
<u>UTILITY ROOM:</u>	Space for appliances, storage units, sink unit, tiled walls and floor, radiator, extractor fan.
<u>SECOND FLOOR LANDING:</u>	Radiator, storage cupboard. Double glazed Velux ceiling window.
<u>BEDROOM FOUR:</u>	Radiator, ceiling down lighters. Double glazed window to rear.
<u>BEDROOM FIVE:</u>	Radiator, ceiling down lighters. Double glazed window to rear.
<u>SHOWER ROOM:</u>	'Roca' white suite comprising wash hand basin set into vanity unit, low level WC, tiled shower cubicle housing dual head chrome mixer shower, porcelain tiled floors and walls, chrome towel radiator, extractor fan. Double glazed Velux ceiling window.
<u>WALK IN LOFT STORAGE:</u>	Light and power, wall mounted Worcester Bosch gas boiler, Tempest Mega-Flo system with pressurised hot water cylinder.
<u>OUTSIDE</u>	
<u>REAR GARDEN:</u>	Secluded corner plot with many varied shrubs and trees, outside tap, external power, side access.
<u>DOUBLE GARAGE:</u>	Attached to property with light, power and electric up and over door. Approached via private drive with parking space for four vehicles.
<u>FRONT GARDEN:</u>	Lawn area with shrub border and stone entrance path.
<u>ANNERS CLOSE:</u>	There is a resident's association with costs divided for road maintenance between all three properties.
<u>COUNCIL TAX BAND:</u>	G - Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

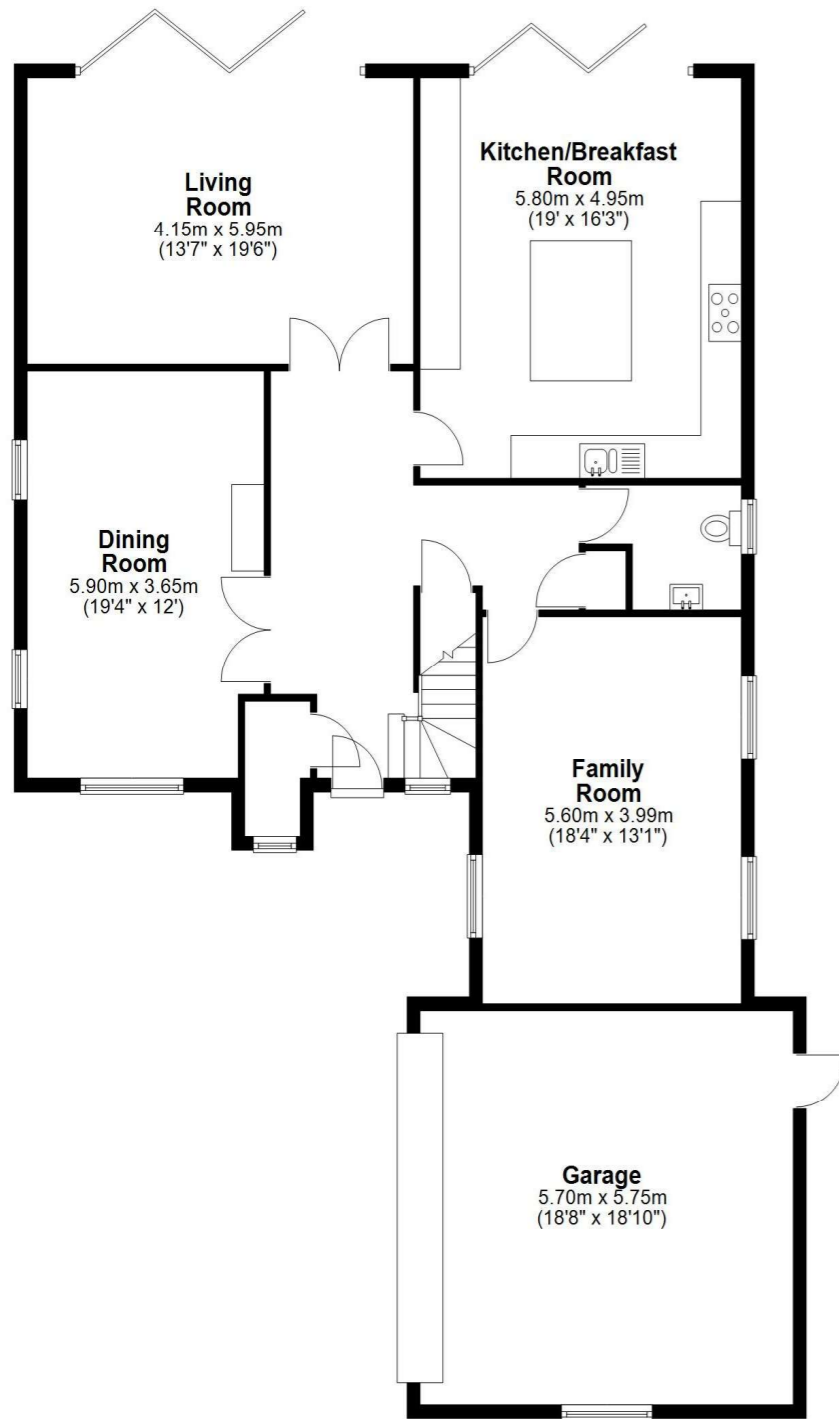


FLOORPLAN

EPC

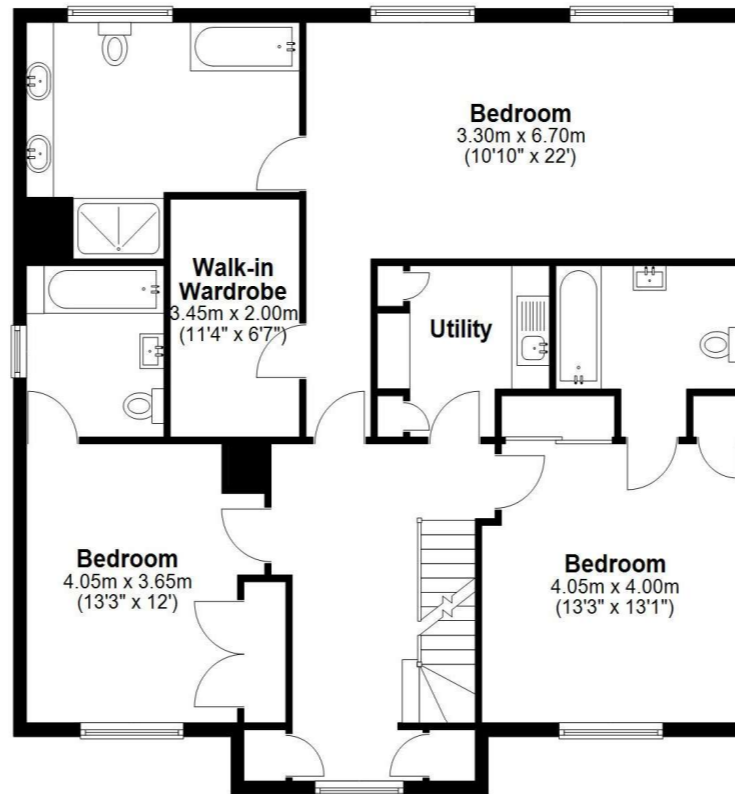
Ground Floor

Approx. 158.6 sq. metres (1706.7 sq. feet)



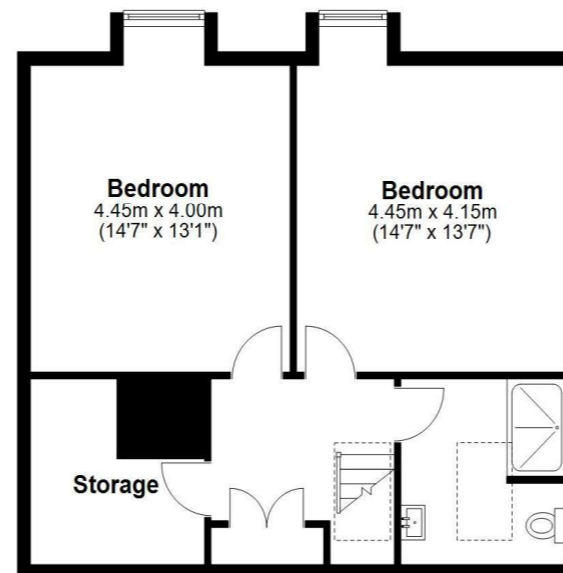
First Floor

Approx. 114.4 sq. metres (1230.9 sq. feet)



Second Floor

Approx. 61.0 sq. metres (656.2 sq. feet)



Total area: approx. 333.9 sq. metres (3593.9 sq. feet)

1 Anners Close EGHAM TW20 8UU		Energy rating C
Valid until 8 April 2036	Certificate number 0180-3061-2204-2506-0200	

Property type	Detached house
Total floor area	282 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	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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

