

NEVIN & WELLS

Residential

Established 2002



Armstrong Road, Englefield Green, TW20 0RW

£390,000 F/H



A charming mid terrace cottage, situated in the heart of the Village, minutes from local shops and restaurants. This character home offers two double bedrooms, two reception rooms with feature fireplaces, modern kitchen and bathroom, double glazing and a secluded 60ft (18.29m) rear garden. Access to Village Green, Windsor Great Park and Royal Holloway University is close at hand. No chain.

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- PORCH:** Fully enclosed with double glazed front door.
- LOUNGE:** Radiator, feature cast iron fireplace, access to fuse board, stairs to first floor. Double glazed window to front.
- DINING ROOM:** Radiator, exposed and stained floorboards, feature cast iron fireplace. Double glazed door into rear garden. Open plan into: -
- KITCHEN:** Range of white base and eye level units, laminated worktops, tiled splash back, ceramic tiled floor, space for dishwasher and washing machine, wall mounted Worcester Bosch gas boiler, built in electric double oven and four ring gas hob, extractor filter, space for bin, single bowl single drainer stainless steel sink with chrome mixer tap. Double glazed window to side.
- LOBBY:** Space for fridge freezer. Door into: -
- BATHROOM:** White suite comprising low level WC, pedestal wash hand basin, panel bath with manual shower over, fitted glass shower screen, chrome ladder radiator, ceramic tiled floor and walls. Two frosted double glazed windows to side.
- LANDING:** Hatch to loft space with folding ladder.
- BEDROOM ONE:** Radiator, fitted shelving, built in wardrobes. Double glazed window to front.
- BEDROOM TWO:** Radiator, built in storage cupboards, chimney display recess. Double glazed window to rear.

OUTSIDE

- REAR GARDEN:** **Approximately 60ft (18.29m).** Paved patio, astro turf, timber shed, outside tap, side access gate.
- FRONT GARDEN:** Enclosed by railings and hedging.
- COUNCIL TAX BAND:** D - Runnymede Borough Council
- VIEWINGS:** **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk**

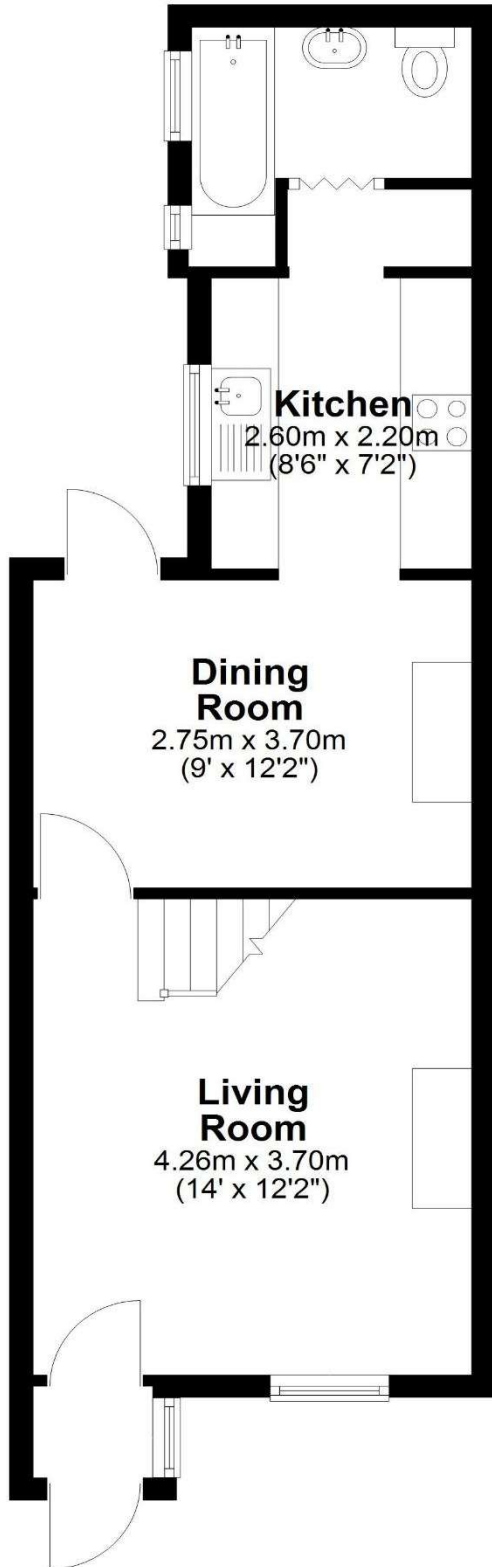


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FLOORPLAN

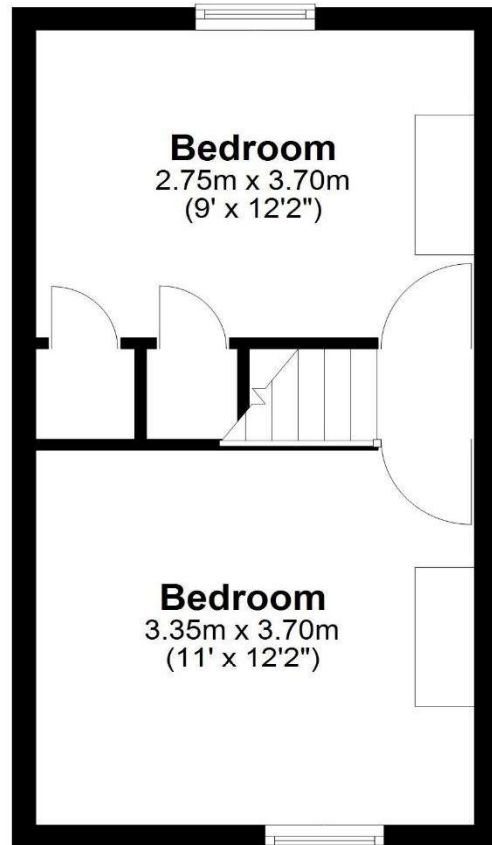
Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.0 sq. feet)



Total area: approx. 64.7 sq. metres (696.7 sq. feet)

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

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EPC

12 Armstrong Road Englefield Green EGHAM TW20 0RW		Energy rating D
Valid until 31 May 2036	Certificate number 5300-2092-0322-3600-3663	

Property type	Mid-terrace house
Total floor area	63 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		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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