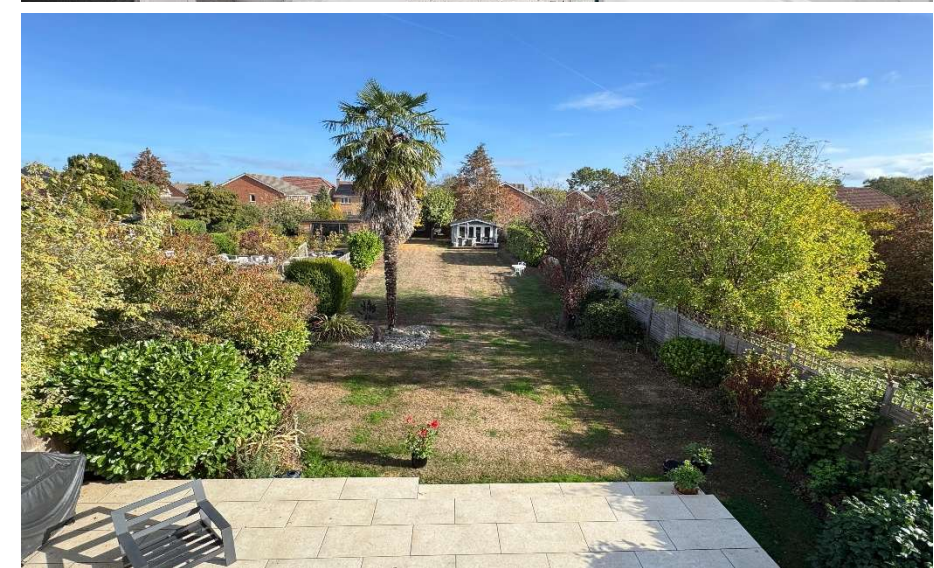


NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



Manor Way, Egham, Surrey, TW20 9NG

£925,000 F/H

Manor Way, Egham , Surrey, TW20 9NG

An extended 1930's built four double bedroom home, situated in Eghams premier road, ten minutes walk from mainline station, Magna Square and Orbit Leisure Centre. This versatile property offers open plan living/dining, shaker style kitchen/breakfast room, downstairs cloakroom, utility room and two bathrooms (one en-suite). The mature garden 165ft (50m) is extremely secluded and includes detached studio/summer house and large timber shed. Access to Windsor Great Park, Bishops Gate and Manocroft schools are close at hand, the M25 and Heathrow Airport are a few minutes drive.

Original Oak front door leading into: -

ENTRANCE HALLWAY:

Radiator, picture rail, engineered Oak flooring, under stairs storage cupboard housing meters, stairs to first floor.

CLOAKROOM:

In white with low level W.C, ceramic tiled floor, wash hand basin, extractor fan.

LOUNGE/DINING:

Three radiators, engineered Oak flooring, picture rail, two feature brick fireplaces with oak mantles. Dual aspect leaded light double glazed windows to front and rear, leaded light double glazed French doors into rear garden.

KITCHEN/BREAKFAST ROOM:

Extensive range of shaker style base and eye level units, granite work tops, ceramic tiled floor, soft close doors and drawers, integrated Bosch dishwasher and fridge/freezer, built in wine rack, concealed lighting, built in Neff electric double oven, five ring Neff gas hob with tilting Franke extractor hood. One and a half bowl Villeroy and Bosch sink with chrome mixer tap, door into utility room. open plan onto: -

BREAKFAST ROOM:

Ceramic tiled floor, coved cornice ceiling. Double glazed leaded light doors into rear garden. Double doors into:-

STUDY:

Radiator, engineered Oak flooring. Leaded light double glazed French Doors into rear garden.

UTILITY ROOM:

Range of base and eye level units, laminated work tops, space for washing machine and tumble dryer, space for fridge, ceramic tiled flooring, storage cupboard, ladder radiator, door into garage. Double glazed side access, one and a half bowl sink unit with extractor fan. Frosted leaded light double glazed window to side.

LANDING:

Hatch to loft space with folding ladder and light, eaves storage cupboard. Doors to all bedrooms.

BEDROOM ONE:

Radiator, built in sliding wardrobes, ceiling down lights, concealed storage. Double glazed doors to rear with Juliette balcony. Door to:-

EN-SUITE SHOWER ROOM:

Luxury white suite comprising low level WC, wash hand basin with chrome mixer tap set into vanity unit, chrome ladder radiator, porcelain tiled floor and walls. Glass shower cubicle housing chrome mixer/shower, fitted double medicine cabinet, extractor fan.

BEDROOM TWO:

Radiator, recess for wardrobe. Double glazed leaded light window to front.

BEDROOM THREE:

Radiator, picture rail, wardrobe recess. Double glazed leaded light window to rear.

BEDROOM FOUR:

Radiator. Leaded light double glazed window to front.

BATHROOM:

White Victoriana suite comprising low level WC, pedestal wash hand basin, oval bath with central telephone style chrome mixer tap, ceramic tiled floor and walls. Chrome ladder radiator, extractor fan, fitted medicine cabinet. Frosted leaded light double glazed window to side.

OUTSIDE

REAR GARDEN:

165ft (50m) A secluded and mature garden with many varied trees and shrubs. There is a large, paved entertainment patio, timber shed and detached office/summer house with light and power and large timber shed. Side access gate.

GARAGE:

Single integral garage with light and power. Approached via block paved drive with space for three vehicles.

FRONT GARDED:

Inset shrubs and dwarf stone wall to front.

N.B:

There is a covenant that the black and white colour is permanent.

COUNCIL TAX BAND:

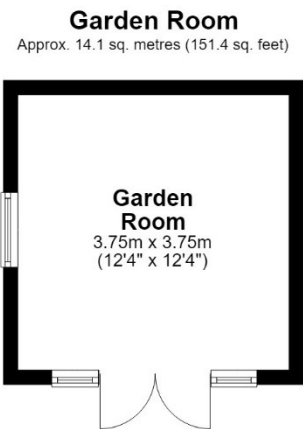
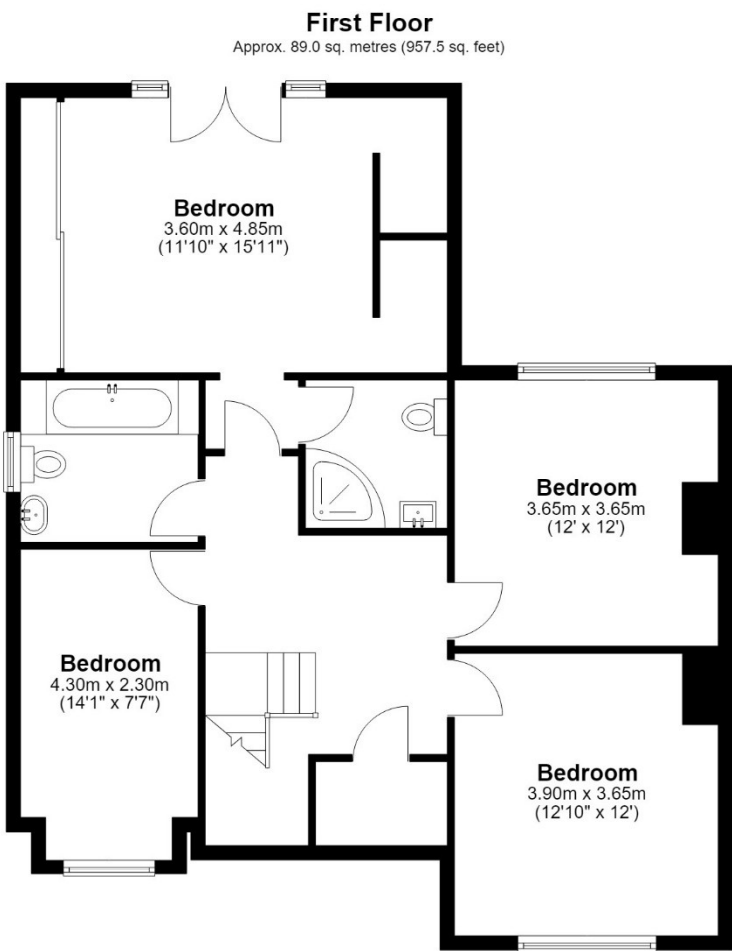
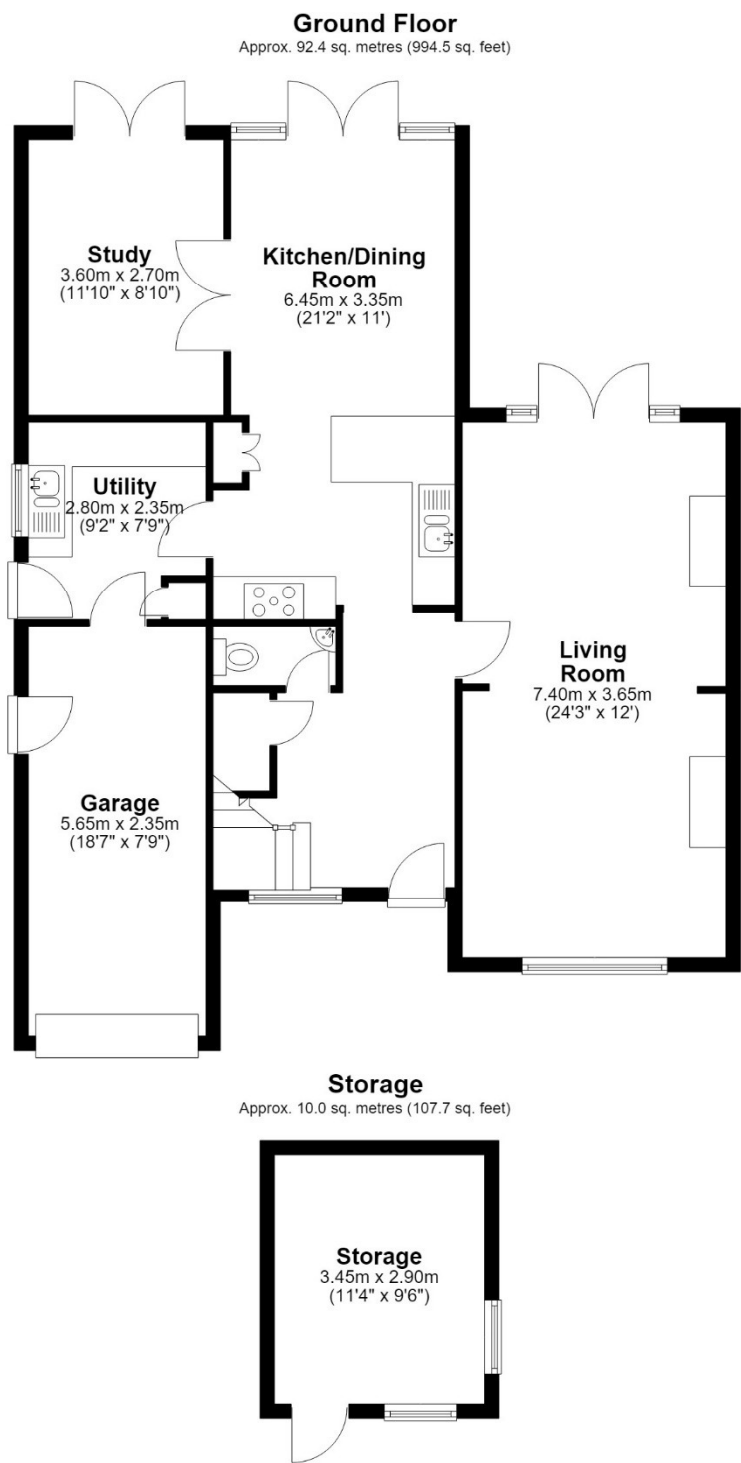
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VIEWINGS:

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



FLOORPLAN



Total area: approx. 205.4 sq. metres (2211.0 sq. feet)

EPC

8 Manor Way
EGHAM
TW20 9NG

Energy rating
D

Valid until
22 June 2036

Certificate number
2174-3063-9206-5216-8204

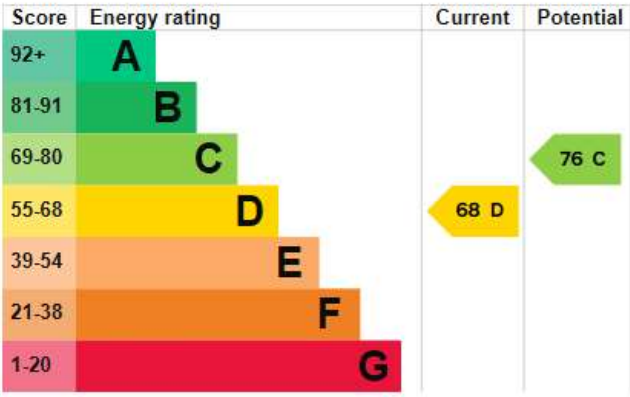
Property type	Semi-detached house
Total floor area	177 square metres

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](#).



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

