

NEVIN & WELLS

Distinctive Homes

Established 2002



The Dell, Englefield Green, Surrey, TW20 0XP

O.I.E.O £1,400,000 L/H

The Dell Bishopsgate Road, Englefield , Surrey, TW20 0XP

Rarely does a property come to the market in such a sought after and private location. This is a unique lifestyle being offered with the purchase of this gorgeous four bedroom townhouse which has private balconies and a private patio opening onto 10 acres of stunning and well kept communal grounds. Access is gained via private electronic gates and should you require a change of scenery you can walk to Windsor Great Park in under five minutes and watch the polo or wander around Virginia Water Lake. Located close to excellent state and private schools, superb golf courses including Wentworth and Sunningdale, as well as easy access to various motorways. No onward chain.

Double glazed door to:

ENTRANCE HALLWAY:

Radiator, window to front, stairs to first floor with built in cupboard and door to: -

CLOAKROOM:

Low level WC, vanity sink unit with mixer tap and cupboard below, fully tiled floors and walls, radiator and window to front.

STUDY/OFFICE:

With built in cupboards, shelving, desk, radiator and door to front.

DINING ROOM:

Ornate coving, radiator, internal lift, double glazed doors and windows leading onto patio and grounds.

KITCHEN/BREAKFAST ROOM:

Shaker style eye and base level units, built in appliances, concealed lighting, granite work surfaces with one and half bowl sink unit inset with mixer tap, large seating area, breakfast bar, radiator, door and window leading onto patio and grounds. Door to: -

UTILITY ROOM:

Space for appliances, eye and base level shaker style units, granite work surfaces with inset sink with mixer tap, built in cupboard and door to front.

FIRST FLOOR LANDING:

With radiator and doors to:

LIVING ROOM:

Ornate stone fireplace with gas fire inset, two radiators, ornate ceiling, double doors to front and back both leading to private roof terraces with spectacular views. Internal lift from dining room.

MASTER BEDROOM:

Fully fitted wardrobes, radiator, air conditioning unit, ornate coving and door to:

EN SUITE:

Jacuzzi bath with shower over, bidet, low level WC, vanity sink unit with mixer tap and cupboard below, heated towel rail, fully tiled floors and walls. Window to front.

SECOND FLOOR LANDING:

Two cupboards housing boiler and hot water tank, coved ceiling and doors to:

BEDROOM TWO:

Built in wardrobe, radiator and window to rear overlooking grounds. Door to:

EN-SUITE:

'P' shaped bath with shower over, low level WC, vanity sink unit with mixer tap and cupboard below. Fully tiled floors and walls, heated towel rail and extractor fan.

BEDROOM THREE:

'L' shaped with built in wardrobes, two radiators, double aspect windows to rear overlooking grounds.

BEDROOM FOUR:

Built in wardrobes, dressing table, radiator, window to front and internal lift.

BATHROOM:

Low level WC, vanity sink unit with mixer tap and cupboard below, heated towel rail, fully tiled floors and walls. Window to front and large walk in shower.

OUTSIDE

REAR:

Large and private patio area with light and power, opening onto stunning communal grounds reminiscent to being in Hyde Park or Richmond Park, as truly stunning are the well kept lawns with mature trees beaming over the well stocked flower beds. A real piece of your own little Eutopia. Set in approximately ten acres

FRONT:

Small area which is artificial lawn for low maintenance with high hedges to front.

GARAGE:

T.B.C

LEASE:

999 Years from 1983 (awaiting written confirmation)

SERVICE CHARGE:

T.B.C

COUNCIL TAX BAND:

H - Runnymede Borough Council

VIEWINGS:

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

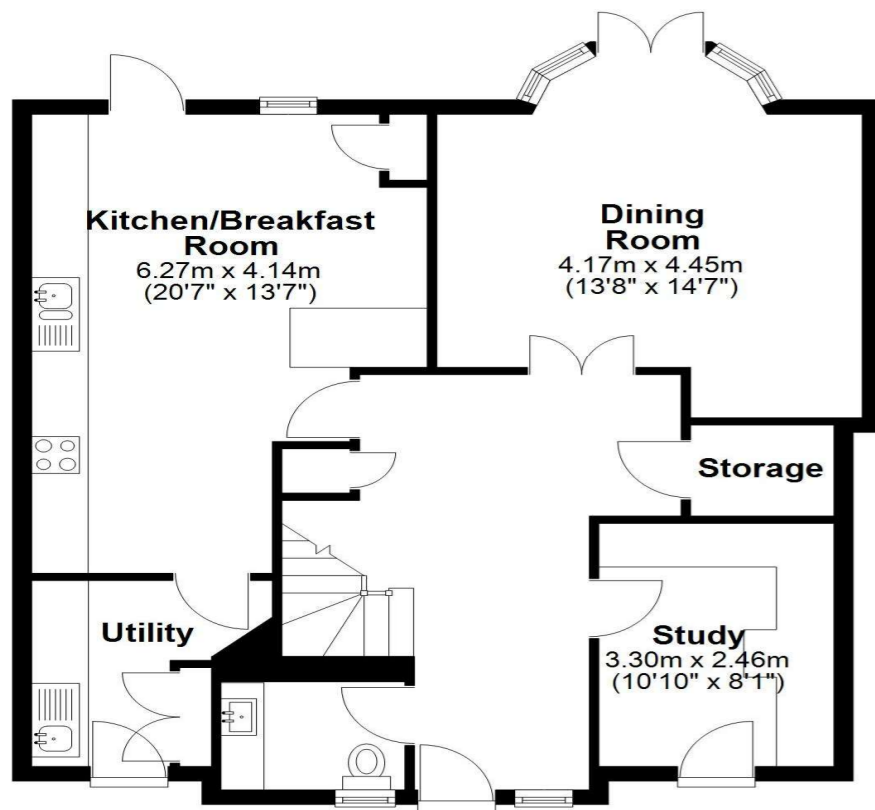


FLOORPLAN

EPC

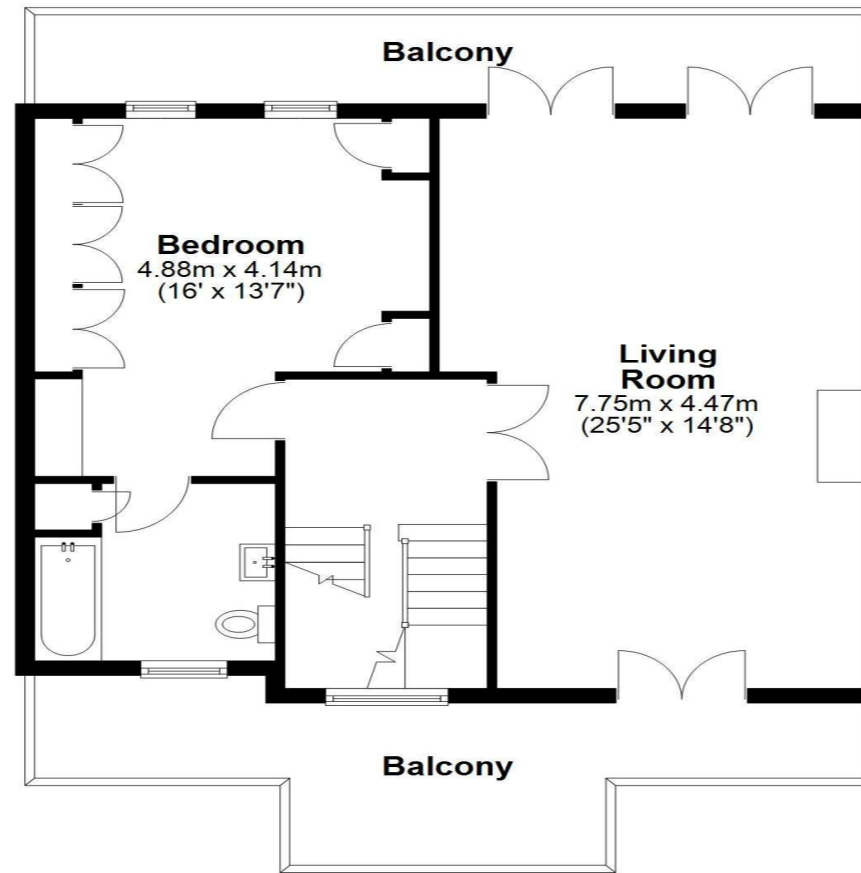
Ground Floor

Approx. 78.5 sq. metres (845.5 sq. feet)



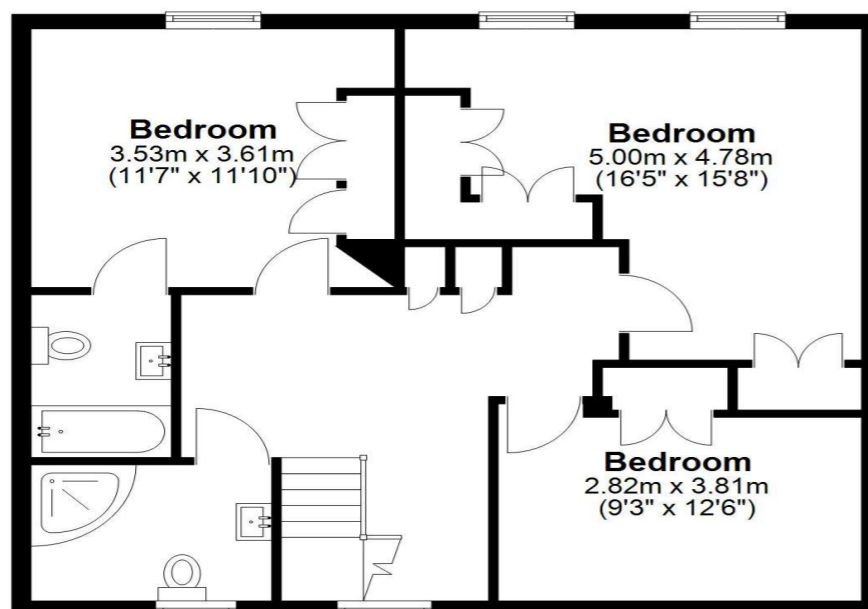
First Floor

Approx. 66.5 sq. metres (715.7 sq. feet)
(excluding Balcony, Balcony)



Second Floor

Approx. 67.5 sq. metres (726.2 sq. feet)



Total area: approx. 212.5 sq. metres (2287.3 sq. feet)

2 THE DELL BISHOPSGATE ROAD ENGLEFIELD GREEN TW20 0XP		Energy rating D
Valid until 8 November 2030	Certificate number 5190-5266-0722-1001-3903	

Property type: Mid-terrace house

Total floor area: 213 square metres

Rules on letting this property

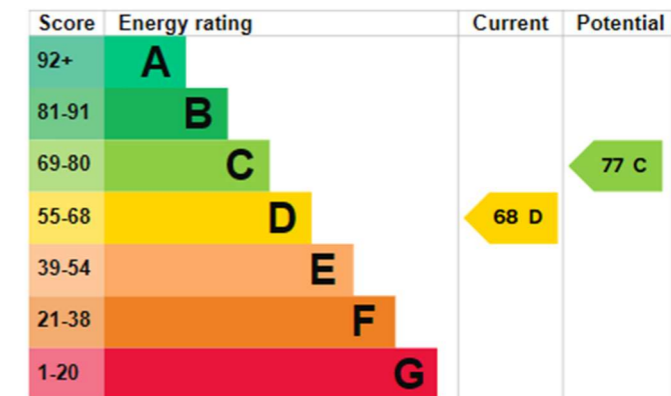
Properties can be let if they have an energy rating from A to E.

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.

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

