

NEVIN & WELLS

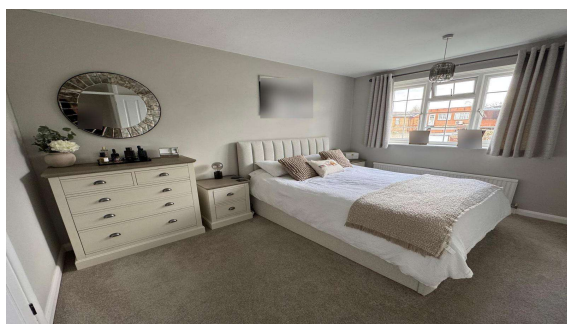
Residential

Established 2002



Englehurst, Englefield Green, TW20 0EE

O.I.E.O £500,000 F/H



A truly stunning three bedroom property situated in a quiet residential road, minutes from the village shops and schools. This spacious home offers large lounge/diner, downstairs cloakroom, newly installed white shaker style fitted kitchen, luxury white bathroom, double glazing and gas central heating. Externally, there is a bar/home office with storage behind and 60ft (18.23m) rear garden. Royal Windsor Great Park is a 10 minute walk away.

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Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk



Englehurst, Englefield Green, Surrey, TW20 0EE

Double glazed front door into:

ENTRANCE

HALLWAY:

CLOAKROOM:

Radiator, oak effect flooring, stairs to first floor. Door into:

In white with low level W.C, wash hand basin, coat hooks. Frosted double glazed window to front.

LOUNGE/DINER:

Two radiators, oak effect flooring, coved ceiling, under stair storage cupboard housing meters and fuse board. Double glazed window and French door to rear.

KITCHEN:

Range of white shaker style base and eye level units, storage cupboard, wine fridge, soft close doors and drawers, walnut effect laminate worktops, concealed lighting, tiled splashback. Integrated dishwasher and washing machine, built in stainless steel electric double oven and microwave, vertical radiator, oak effect flooring, stainless steel gas hob and extractor hood. Ceramic single bowl single drainer sink with chrome mixer tap. Double glazed window to front.

LANDING:

Storage cupboard, hatch to loft space with folding ladder.

BEDROOM ONE:

Radiator, built in wardrobe. Double glazed window to rear.

BEDROOM TWO:

Radiator, built in wardrobe. Double glazed window to front.

BEDROOM THREE:

Radiator. Double glazed window to rear.

BATHROOM:

Luxury white suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap and chrome mixer shower over, fitted glass shower screen, chrome radiator, fully tiled walls, tile effect floor. Frosted double glazed window to front.

OUTSIDE

REAR GARDEN:

60ft (18.23m) artificial lawn area, outside tap, rear access gate to parking and door to home office/bar/gym and enclosed by panel fencing. Storage behind for bikes.

FRONT GARDEN:

Lawn area.

**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

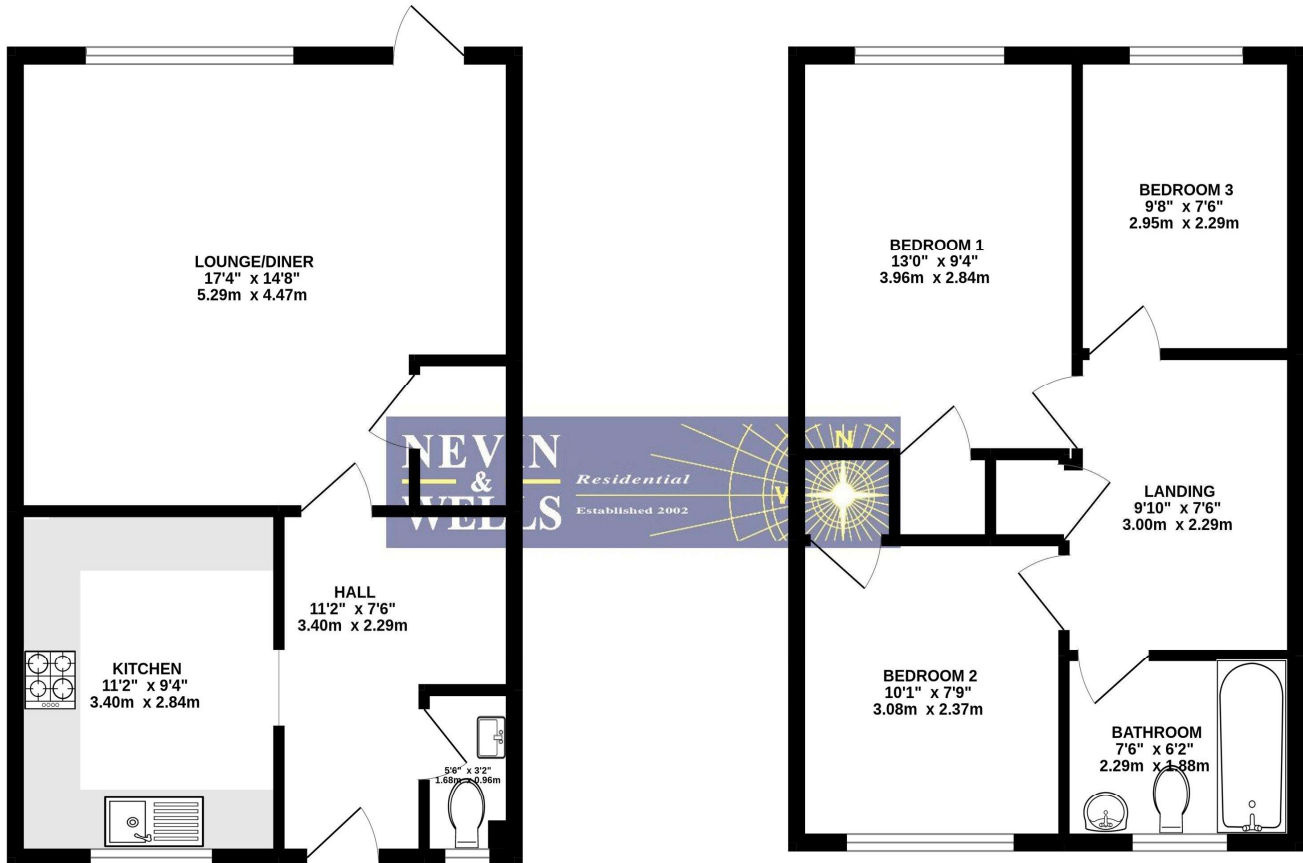


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FLOORPLAN

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



12 ENGLEHURST, ENGLEFIELD GREEN, SURREY, TW20 0EE

TOTAL FLOOR AREA: 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

12 Englehurst Englefield Green EGHAM TW20 0EE		Energy rating C
Valid until 30 January 2032	Certificate number 0190-2148-9090-2122-3695	

Property type	end-terrace house
Total floor area	84 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 B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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