NEVIN & WELLS

Distinctive Homes

Established 2002









Muir Lane, Egham, Surrey, TW20 8FL **£800,000 F/H**

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Built to a high specification by Messrs Troy Homes, a brand new four bedroom property situated in an exclusive private development. This spacious home offers four double bedrooms, large dual aspect lounge, fully fitted dual aspect kitchen/diner, two luxury bathrooms (one en-suite), cloakroom and separate utility room. Externally, there is a secluded 43ft x 38ft (13m x 11.50m) garden and detached garage via a brick paved driveway. 'Turn-key' presentation. This highly energy efficient home is of course EPC rated 'A'. Access to local schools, Frank Muir park and village shop is close at hand.

CANOPY PORCH: Courtesy lights to side. Composite front door into: -

ENTRANCE HALLWAY: Under floor heating, stairs to first floor, storage cupboard, ceiling downlights.

CLOAKROOM: In white with low level WC, wash hand basin, extractor fan.

LOUNGE: Under floor heating, ceiling downlights. Dual aspect double glazed windows to front and side. Double glazed door to rear.

KITCHEN/ DINING ROOM: Extensive range of base and eye level units, quartz worktops, concealed lighting, under floor heating, integrated fridge/freezer and dishwasher, soft close doors and drawers. Built in electric double oven and induction hob, overhead extractor hood, space for dining table. One and a half bowl stainless steel sink unit with chrome mixer tap. Dual aspect double glazed windows to front and side. Double glazed French doors into rear garden. Door into: -

UTILITY ROOM: Storage cupboards, integrated washing machine, sink unit. Double glazed door to rear.

LANDING: Hatch to loft space, storage cupboard. Doors to all bedrooms.

BEDROOM ONE: Radiator, built in double wardrobe. Double glazed window to rear. Door into: -

EN-SUITE SHOWER ROOM: In white with low level WC, pedestal wash hand basin, tiled shower cubicle housing chrome mixer/shower, fully tiled walls, chrome ladder radiator, extractor fan, fitted medicine cabinet. Frosted double glazed window to rear.

BEDROOM TWO: Radiator. Double glazed window to front.

BEDROOM THREE: Radiator. Double glazed window to rear.

BEDROOM FOUR: Radiator. Double glazed window to front.

BATHROOM: White suite comprising low level WC, wash hand basin, panel bath, tiled shower cubicle housing chrome mixer/shower, fully tiled walls, chrome ladder radiator, extractor fan, fitted medicine cabinet. Frosted double glazed window to front.

OUTSIDE

REAR GARDEN: **42ft x 38ft (13m x 11.5m)** Large paved patio, lawn, external power point, outside tap, side access gate, well secluded.

FRONT GARDEN: Inset shrubs, paved path to front door.

GARAGE: **20ft x 10ft (6.10m x 3.05m)** Detached brick garage with light and power, approached via brick paved private drive.

ESTATE CHARGE: To be confirmed, paid annually.

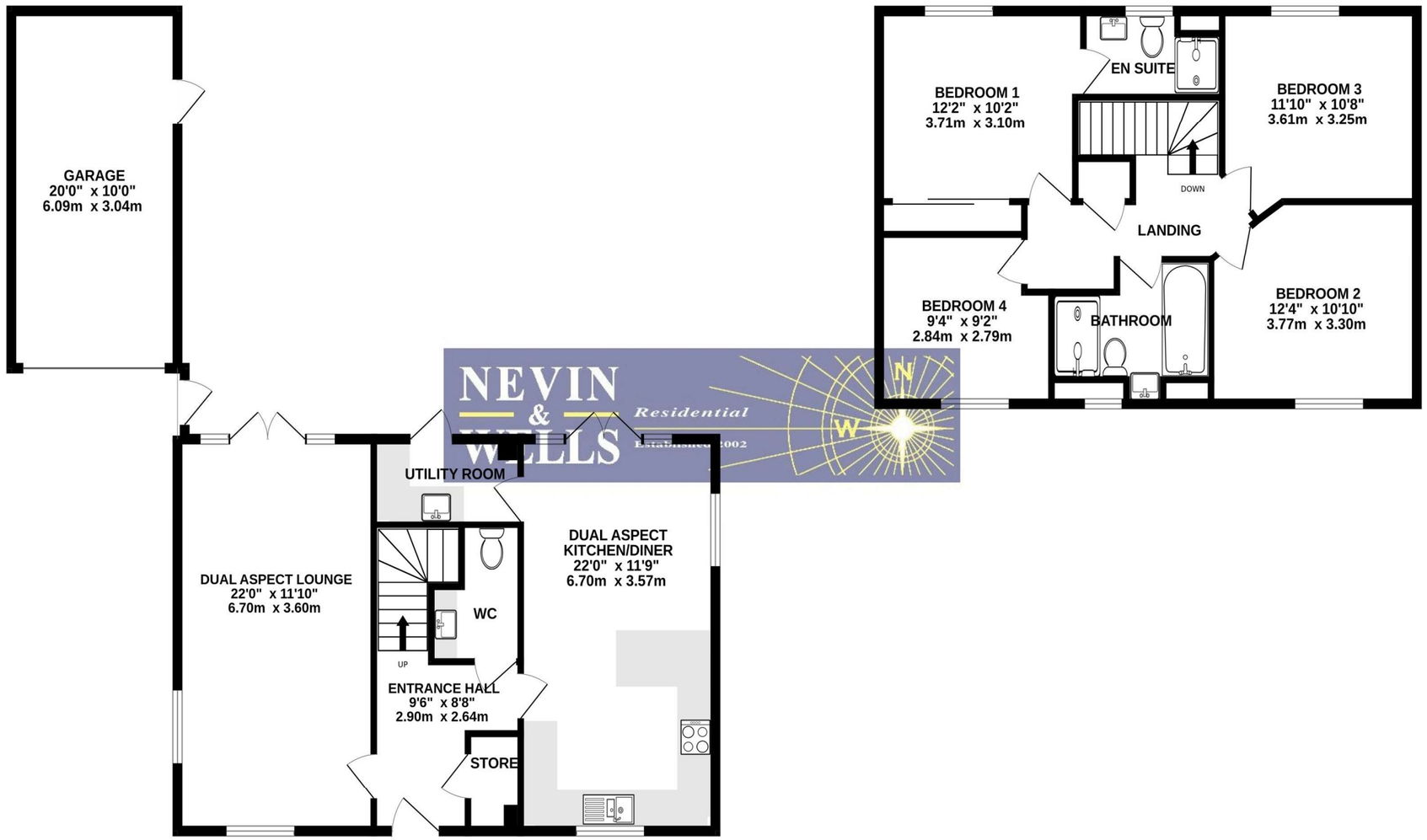
COUNCIL TAX BAND: **G –** Runnymede Borough Council

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

FLOORPLAN

GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.

1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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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EPC

9
Muir Lane
EGHAM
TW20 8FL

Energy rating
A

Valid until	Certificate number
5 May 2036	5100-8566-0232-0106-3563

Property type	Detached house
Total floor area	128 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 A. It has the potential to be A.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A	95 A	95 A
81-91	B		
69-80	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.







