

NEVIN — & — WELLS

Distinctive Homes

Established 2002



Alderside Walk, Englefield Green, Surrey, TW20 0LY

£825,000 F/H

Alderside Walk, Englefield Green, Surrey, TW20 8LY

An amazing opportunity to purchase a four/five bedroom residence, with self-contained annexe as well in this popular cul-de-sac off Tite Hill. We feel this lends itself best to be four beds with en-suite and large walk in dressing room. The annexe is great for an elderly parent or source of additional income. Situated within walking distance of Egham mainline station and scenic walks to Coopers Hill and Runnymede. Being sold with vacant possession and a wealth of potential.

Entrance porch with front door into: -

ENTRANCE HALLWAY:

Coved ceiling radiator, stairs to first floor with cupboard below and door to:

CLOAKROOM:

Comprising low level W.C, wall mounted wash hand basin with mixer tap and window to front.

LIVING ROOM/DINING ROOM:

‘L’ shaped with feature fireplace, coved ceiling, two radiators, double glazed window to front, double glazed widow to rear with sliding door into conservatory.

TV ROOM:

Radiator, coved ceiling and double glazed window to rear.

CONSERVATORY:

Fully tiled floor, double glazed with French doors onto garden.

KITCHEN/ BREAKFAST ROOM:

Eye and base level units, with work surfaces, space for appliances, fully tiled floors and walls. Space for range cooker, one and a half bowl stainless steel sink unit with mixer tap, cupboard housing boiler, window to rear, door to side and open plan to: -

Breakfast Area with eye and base level units, radiator, fully tiled walls, window to side and door to: -

STUDY/OFFICE:

Radiator, coved ceiling and double glazed window to front.

LANDING:

Hatch to loft, built in airing cupboard and double glazed window to front.

MASTER BEDROOM:

Fitted wardrobes, double glazed window to front with radiator under and door to:

MODERN EN- SUITE:

Low level WC, pedestal wash hand basin, radiator, fully tiled walls, double glazed window to front and walk in shower. Door to:

DRESSING ROOM/ NURSERY:

Built in wardrobe, double glazed window to rear, radiator and door to:

BEDROOM THREE:

Fitted double wardrobe, radiator and window to rear.

BEDROOM TWO:

Build in wardrobe, radiator and double glazed window to front.

BEDROOM FOUR:

Built in wardrobes, double glazed window to rear with radiator under.

BATHROOM:

‘P’ shaped bath with shower over, vanity sink unit with mixer tap, low level WC inset and cupboard below, fully tiled walls, heated towel rail and double glazed window to rear.

OUTSIDE

SELF- CONTAINED ANNEXE/OFFICE:

Detached and brick built with kitchen area, full shower facilities and double doors onto garden.

GARDEN:

Mainly laid to lawn with ornate pond and seating area. Paved patio with outside tap, timber storage shed, fully enclosed with access to both sides.

PART INTEGRAL GARAGE:

With remote controlled up and over door, light and power. Approached via:

DRIVEWAY:

With parking for one vehicle and a further two car driveway offering potential for in and out driveway.

COUNCIL TAX BAND:

G – Runnymede Borough Council

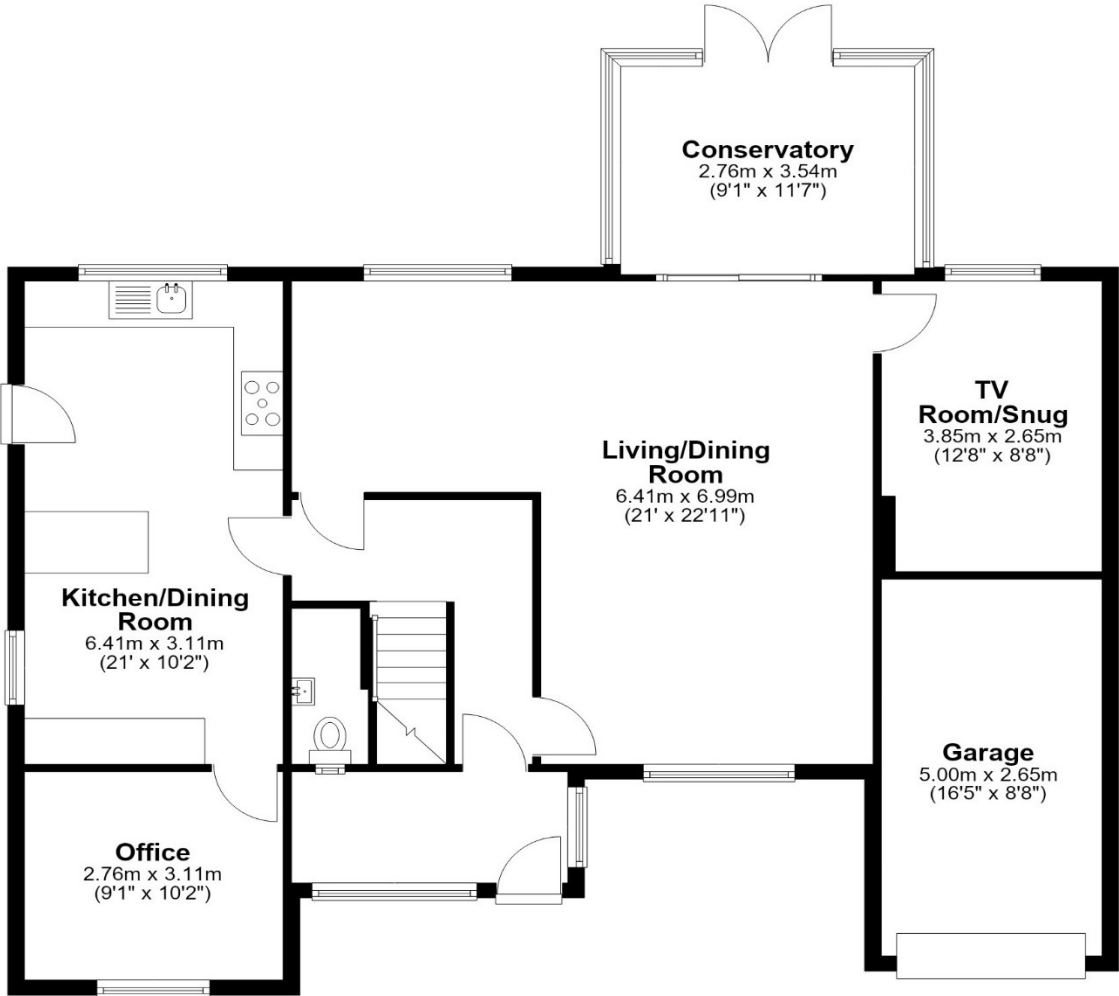
VIEWINGS:

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



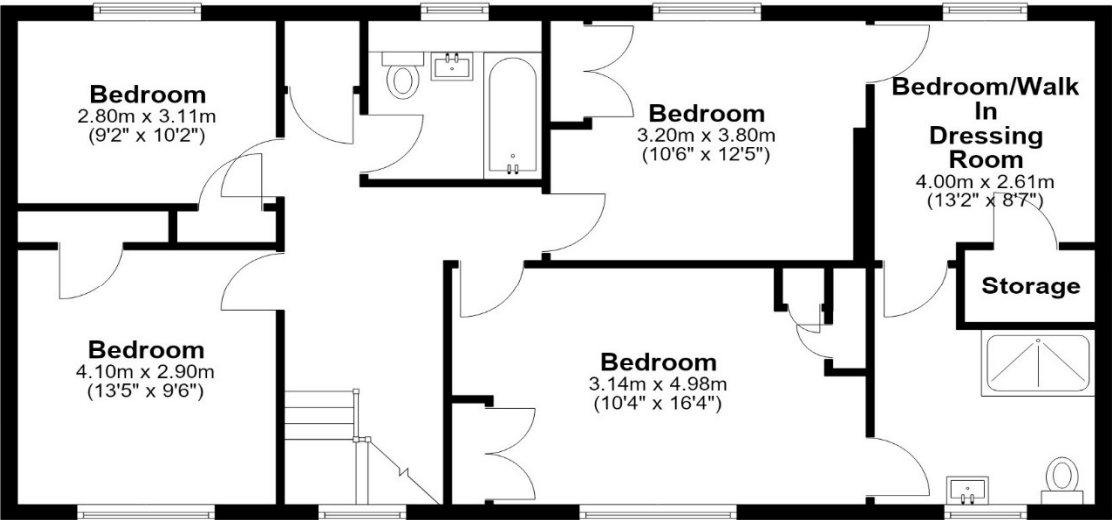
Ground Floor

Approx. 114.2 sq. metres (1229.0 sq. feet)



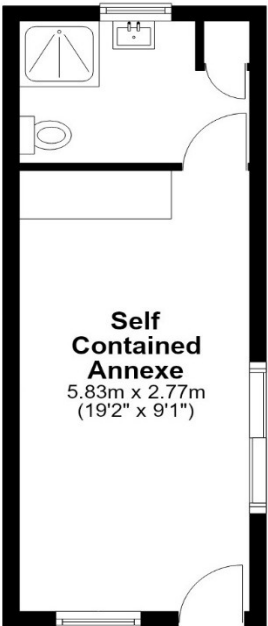
First Floor

Approx. 84.3 sq. metres (907.7 sq. feet)



Self Contained Annexe

Approx. 21.6 sq. metres (232.8 sq. feet)



Total area: approx. 220.1 sq. metres (2369.5 sq. feet)

22 Alderside Walk Englefield Green EGHAM TW20 0LY		Energy rating D
Valid until 28 April 2036	Certificate number 0360-2048-4640-2726-2145	

Property type	Detached house
Total floor area	174 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		74 C
55-68	D	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.

