

# NEVIN & WELLS

*Distinctive Homes*

Established 2002



**South Road, Englefield Green, TW20 0RL**

**O.I.E.O £800,000 F/H**

## South Road, Englefield, Surrey, TW20 0RL

A unique and individually designed detached home measuring approx. 2,400sqft, situated in a quiet residential road, close to local shops, fantastic schools and Windsor Great Park. The property boasts four bedrooms, two with en-suites, large kitchen/dining room, two additional receptions which offer the opportunity for an annexe. Located on a small and secluded corner plot, approached via double gates with detached garage. Being sold with no onward chain.

UPVC door into:

### ENTRANCE HALLWAY:

Tiled floor, stairs to first floor and door to:

### CLOAKROOM:

Low level W.C, vanity wash hand basin with mixer tap and cupboard below, tiled flooring and window to rear.

### LIVING ROOM:

Coved ceiling, double glazed window to rear and patio doors onto garden.

### KITCHEN/DINING ROOM:

**Kitchen-** Eye and base level units with rolled edge work surfaces, tiled floor, part tiled walls, built in appliances, one and half bowl stainless steel sink unit with mixer tap, water softener, four ring halogen hob and extractor over, built in oven, double glazed windows to side and front. Open plan to **Dining Room-** Eye and base level units with rolled edge work surfaces, tiled flooring and double glazed window to front. Door to:

### FAMILY ROOM:

Coved ceiling, double glazed window to rear and door to:

### UTILITY ROOM:

Fully tiled floors, space for appliances, one and half bowl stainless steel sink unit with mixer tap, cupboard housing boiler and door to side.

### STUDY/OFFICE:

Coved ceiling and double glazed window to side.

### LANDING:

Velux window and doors to:

### MASTER BEDROOM:

Radiator, double glazed windows to side and front, walk in wardrobe and door to:

### EN-SUITE:

Fully tiled floor, vanity sink unit with mixer tap and cupboard below, radiator, low level WC, Velux window and walk in shower.

### BEDROOM TWO:

Radiator, windows to front and side, hatch to loft, built in triple wardrobes and door to.

### EN-SUITE:

Vanity sink unit with mixer tap and drawers below, low level WC, bidet, part tiled walls, Velux window and walk in shower.

### BEDROOM THREE:

Radiators and double glazed window to front.

### BEDROOM FOUR:

Radiator and window to front.

### BATHROOM:

Panel enclosed bath with mixer tap and shower attachment, fully tiled floor, radiator, vanity sink unit with mixer tap and cupboard below. Window to side.

## OUTSIDE

### FRONT GARDEN:

Flower and shrub borders, raised hedge, side access gate to front and pathway to:

### SIDE GARDEN:

Mainly laid to lawn, raised patio, fully enclosed and pathway leading to.

### PARKING:

Shingled driveway for up to three vehicles leading to:

### DETACHED GARAGE:

Brick built with light, power and electric door approached via double gates.

### COUNCIL TAX BAND:

G - Runnymede Borough Council

### VIEWINGS:

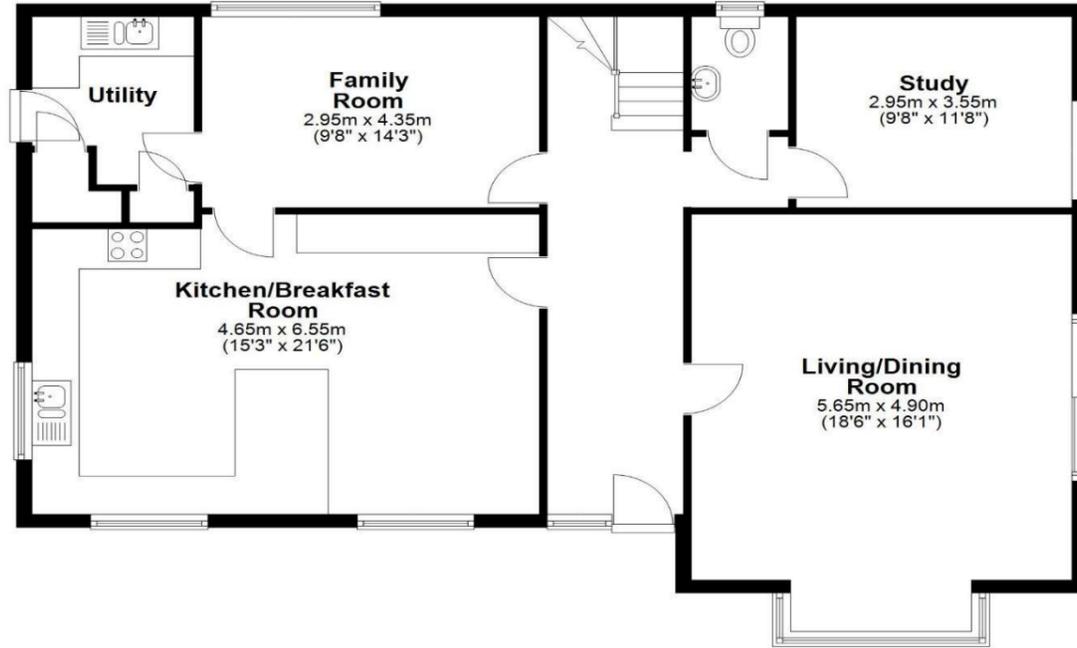
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



## FLOORPLAN

### Ground Floor

Approx. 109.1 sq. metres (1174.4 sq. feet)



### First Floor

Approx. 91.2 sq. metres (981.8 sq. feet)



### Garage

Approx. 26.6 sq. metres (286.7 sq. feet)



Total area: approx. 227.0 sq. metres (2443.0 sq. feet)

## AWAITING EPC

7 South Road  
Englefield Green  
EGHAM  
TW20 0RL

Energy rating

C

Valid until  
3 February 2036

Certificate number  
0340-2934-0520-2706-1855

Property type: Detached house

Total floor area: 190 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		82 B
69-80	C	79 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.

