

NEVIN & WELLS

Residential

Established 2002



Knights Close, Egham, Surrey, TW20 8EB

£565,000 F/H



Positioned on a wide corner plot, an extended three bedroom semi detached home, set in a quiet cul-de-sac. This well presented family home offers open plan kitchen/living/dining, two bathrooms, landscaped garden, utility room and large timber summer house. There is parking for several vehicles and potential to extend S.T.P.P. Access to local schools, shops and park is close at hand. The mainline station and High Street are a mile away.

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<u>CANOPY PORCH:</u>	Pillared and tiled porch with courtesy light under. Composite front door into: -
<u>ENTRANCE HALLWAY:</u>	Stairs to first floor. Door into: -
<u>LOUNGE:</u>	Oak effect flooring, radiator, feature brick fireplace housing log burner. Open plan into family room and kitchen.
<u>FAMILY ROOM:</u>	Oak effect flooring, radiator, feature double glazed ceiling lantern. Double glazed French door into rear garden.
<u>KITCHEN:</u>	Range of gloss cream base and eye level units, polished granite worktops, Oak effect flooring, built in electric oven and four ring induction hob, overhead extractor hood, central granite breakfast bar, soft close doors and drawers, integrated dishwasher, one and half bowl stainless steel sink with chrome mixer tap. Double glazed window to front. Opening into:
<u>UTILITY ROOM:</u>	Built in storage, space for washing machine and tumble dryer, woodblock work tops, space for American style fridge/freezer, cupboard housing gas combi boiler, butler sink. Double glazed window to front.
<u>INNER LOBBY:</u>	Doors into bedroom one and shower room. hallway giving access to rear door into garden.
<u>BEDROOM ONE:</u>	Radiator, built in storage, built in wardrobe. Double glazed French doors to rear.
<u>SHOWER ROOM:</u>	Luxury white suite comprising low level WC with concealed flush, wash hand basin set into vanity unit, marble tiled floor, chrome ladder radiator, fitted wall mirror with concealed lighting, large shower cubicle housing chrome mixer/shower. Frosted double glazed window to side.
<u>LANDING:</u>	Dog legged stairs. Two double glazed windows to front.
<u>BEDROOM TWO:</u>	Radiator, built in wardrobe. Double glazed window to rear.
<u>BEDROOM THREE:</u>	Radiator, built in wardrobe. Double glazed window to rear.
<u>BATHROOM:</u>	In white with low level WC, wash hand basin, radiator, part tiled walls. Frosted double glazed window to side.
<u>WC:</u>	In white with low level WC. Frosted double glazed window to front.
<u>OUTSIDE</u>	
<u>REAR GARDEN:</u>	Approximately 40ft (12.19m). A wide corner plot with astro turf, raised stone seating area, inset shrub beds, access to summer house/garden room.
<u>GARDEN ROOM:</u>	15'7 x 9'4- 4.75m x 2.85m large timber summer house with light and power, climbing grapevine with seating area under.
<u>FRONT GARDEN:</u>	Neatly landscaped with inset shrubs.
<u>DRIVEWAY:</u>	Stone chip driveway with space for two cars.
<u>SIDE PLOT:</u>	Additional parking and side gates leading to summer house.
<u>NB:</u>	There is potential to extend S.T.P.P.

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COUNCIL TAX BAND: D - Runnymede Borough Council

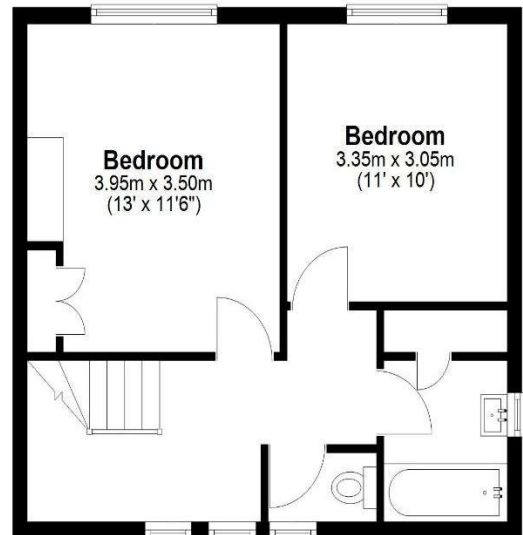
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



FLOORPLAN

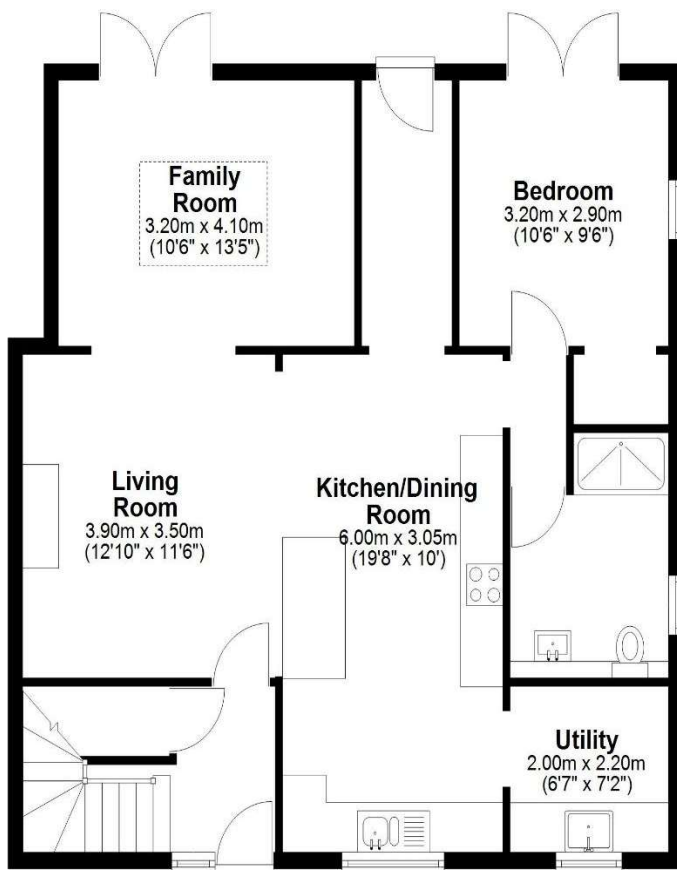
First Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



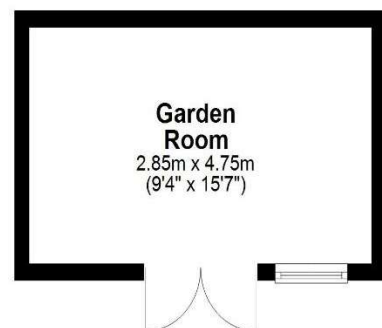
Ground Floor

Approx. 81.6 sq. metres (878.5 sq. feet)



Garden Room

Approx. 13.5 sq. metres (145.7 sq. feet)



Total area: approx. 135.0 sq. metres (1453.5 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

2 Knights Close EGHAM TW20 8EB		Energy rating C
Valid until 17 May 2036	Certificate number 7736-3525-2600-0818-2296	

Property type Semi-detached house

Total floor area 121 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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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