

NEVIN & WELLS

Residential

Established 2002



Quincy Road Egham, TW20 9JJ

O.I.E.O £725,000 F/H



Offered for sale 'Chian Free', a stunning four bedroom detached family home, situated minutes from Egham's mainline station and local schools. This spacious property also offers three reception rooms, shaker style kitchen, utility room, cloakroom and two bathrooms (one en-suite). Externally, there is a neatly landscaped 40ft (12m) garden and double garage with electric doors via a wide driveway. Access to Magna Square, Manorcroft park and Orbit leisure centre is also close at hand.

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<u>CANOPY PORCH</u>	Courtesy light under. Composite front door into: -
<u>ENTRANCE HALLWAY:</u>	Radiator, light Oak effect flooring, stairs to first floor. Oak doors into all rooms.
<u>CLOAKROOM:</u>	In white with low level WC, wash hand basin set into vanity unit, chrome ladder radiator, ceramic tiled floor and walls, extractor fan.
<u>FAMILY ROOM:</u>	Radiator, double glazed Oriel window to front.
<u>LOUNGE:</u>	Radiator, feature fireplace housing electric fire. Sliding double glazed patio door into: -
<u>CONSERVATORY/ DINING ROOM:</u>	Radiator, light Oak effect flooring. Double glazed window and French doors over rear garden.
<u>KITCHEN:</u>	Range of shaker style base and eye level units, woodblock effect laminated work tops, integrated dishwasher and wine chiller, tiled splashback, space for American fridge/freezer. Built in electric double oven and four ring halogen hob, stainless steel extractor hood, bin unit. Stainless steel single bowl single drainer sink unit with chrome mixer tap. Double glazed window to rear. Open plan into: -
<u>BREAKFAST ROOM:</u>	Radiator, Oak effect flooring. Double glazed window and door to rear, eye level storage. Oak door into: -
<u>UTILITY ROOM:</u>	Range of base and eye level units, woodblock effect laminate work tops, radiator, tiled splash back, space for washing machine and tumble dryer, sink unit, broom cupboard. Double glazed window to rear. Oak door into: -
<u>DOUBLE GARAGE:</u>	Light, power, storage cupboards. Two electric roller shutter doors. Approached via wide private drive.
<u>LANDING:</u>	Hatch to loft space, boarded and with folding ladder and light, airing cupboard housing hot water cylinder. Oak doors into all rooms.
<u>BEDROOM ONE:</u>	Radiator, built in wardrobes with matching drawers and bedside cabinets. Double glazed window to side. Oak door into: -
<u>SHOWER ROOM:</u>	White suite comprising low level WC, wash hand basin set into vanity unit, ceramic tiled floor and walls, chrome ladder radiator. Extractor fan, short bath with chrome dual head mixer shower over. Frosted double glazed window to front.
<u>BEDROOM TWO:</u>	Radiator, storage cupboard, built in wardrobe and matching drawers. Double glazed window to front.
<u>BEDROOM THREE:</u>	Radiator, built in wardrobe with matching drawers. Double glazed window to rear.
<u>BEDROOM FOUR:</u>	Radiator, built in wardrobes and storage, storage cupboard. Double glazed window to front.
<u>BATHROOM</u>	White suite comprising low level WC, wash hand basin set into vanity unit, panel enclosed bath with chrome dual head mixer shower over, fitted glass shower screen, chrome ladder radiator, extractor fan, ceramic tiled floor and walls. Frosted double glazed window to side.
<u>OUTSIDE</u>	
<u>REAR GARDEN:</u>	Approximately 40ft x 40ft (12m x 12m). Shaped stone patio, lawn, outside tap, security light, various shrubs. Side access gate.

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FRONT GARDEN: Shaped lawn adjacent to brick pave drive.

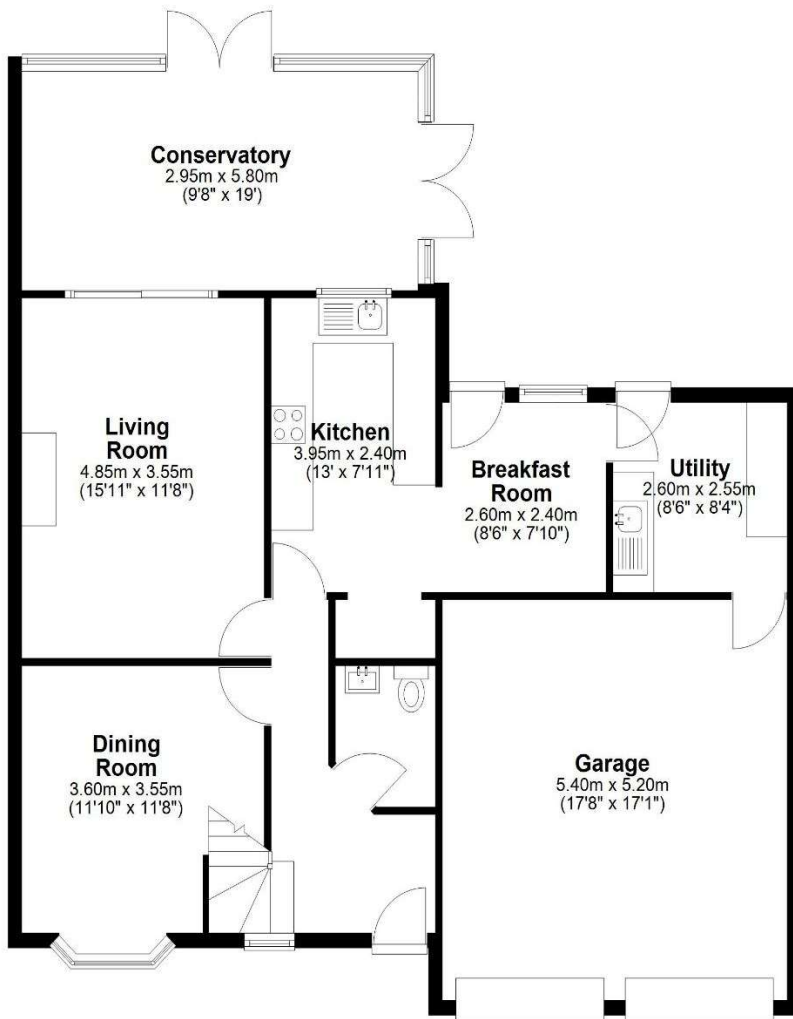
COUNCIL TAX BAND: F - Runnymede Borough Council

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

FLOORPLAN

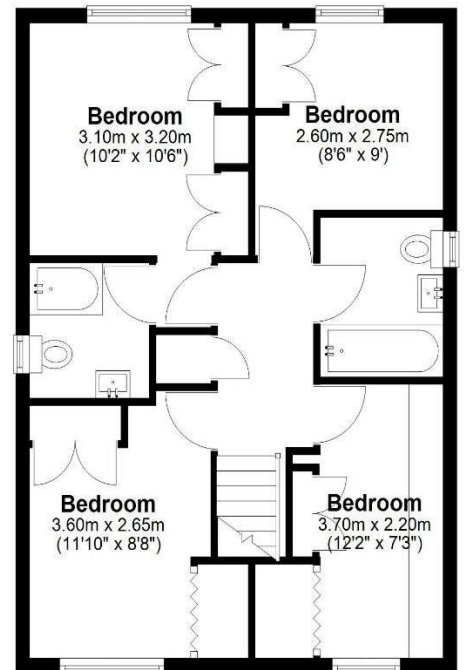
Ground Floor

Approx. 112.0 sq. metres (1205.3 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



Total area: approx. 163.9 sq. metres (1763.8 sq. feet)

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

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EPC

13 Quincy Road EGHAM TW20 9JJ		Energy rating C
Valid until 13 May 2036	Certificate number 9246-3062-7205-5166-4200	

Property type	Detached house
Total floor area	118 square metres

Rules on letting this property

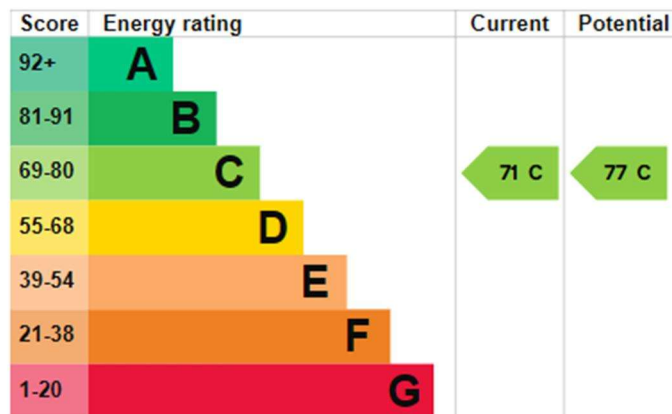
Properties can be let if they have an energy rating from A to E.

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 C.

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



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