

NEVIN
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WELLS

Distinctive Homes

Established 2002



Danehurst Close, Egham, Surrey, TW20 9PX

£865,000 Freehold

Danehurst Close, Egham, Surrey, TW20 9PX

Positioned on a large corner plot, a superbly presented four bedroom detached home, built in 1998. This spacious property also offers large lounge, kitchen/breakfast room, study, Dining room, utility, downstairs cloakroom and three bathrooms. Externally, there is a mature stepped garden and private drive to a double garage. Egham station, local shops and Magna Square are all a ten minute walk away. Access to Orbit Leisure centre, Windsor Great Park, Runnymede National Trust and Junction 13 of the M25 is close at hand.

<u>CANOPY PORCH:</u>	Double glazed front door under, leading into: -
<u>HALLWAY:</u>	Radiator, Oak effect flooring, coved cornice ceiling, under stairs storage cupboard with light, stairs to first floor. Double glazed window to side.
<u>LOUNGE:</u>	Radiator, coved cornice ceiling, feature Limestone fireplace housing real flame gas fire. Double glazed bay window to front.
<u>STUDY:</u>	Radiator. Double glazed window to side, double glazed porthole window to front.
<u>CLOAKROOM:</u>	In white with low level WC, wash hand basin, radiator, extractor fan. Oak effect flooring.
<u>FAMILY ROOM:</u>	Radiator, coved cornice ceiling. Double glazed window to rear.
<u>KITCHEN/BREAKFAST ROOM:</u>	Range of wood panel base and eye level units, laminated work tops, tiled splashback, ceramic tiled floor. Integrated washing machine, built in electric double oven and four ring gas hob, overhead extractor hood, integrated fridge/freezer, radiator, space for breakfast table, concealed lighting. One and a half bowl sink unit with nickel mixer tap. Double glazed window to rear. Opens into: -
<u>DINING ROOM:</u>	Radiator, Oak effect flooring. Double glazed French doors into rear garden.
<u>UTILITY ROOM:</u>	Storage cupboards, ceramic tiled floor, tiled splashback, radiator, space for washing machine and tumble dryer, access to fuse board, stainless steel sink, wall mounted gas boiler, extractor fan. Double glazed door to side.
<u>LANDING:</u>	Hatch to loft space with light, airing cupboard housing hot water cylinder and 'Megaflo'

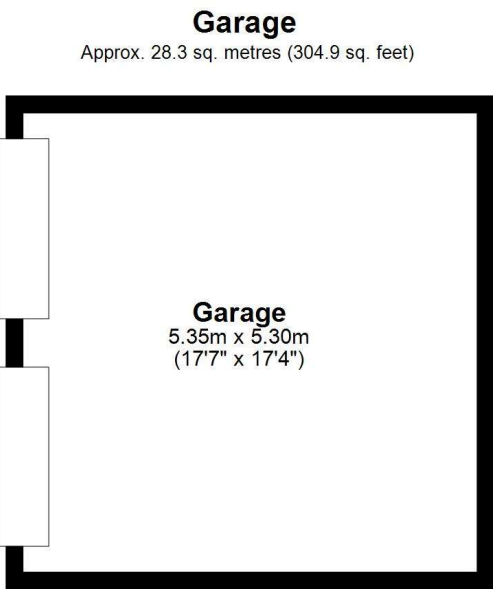
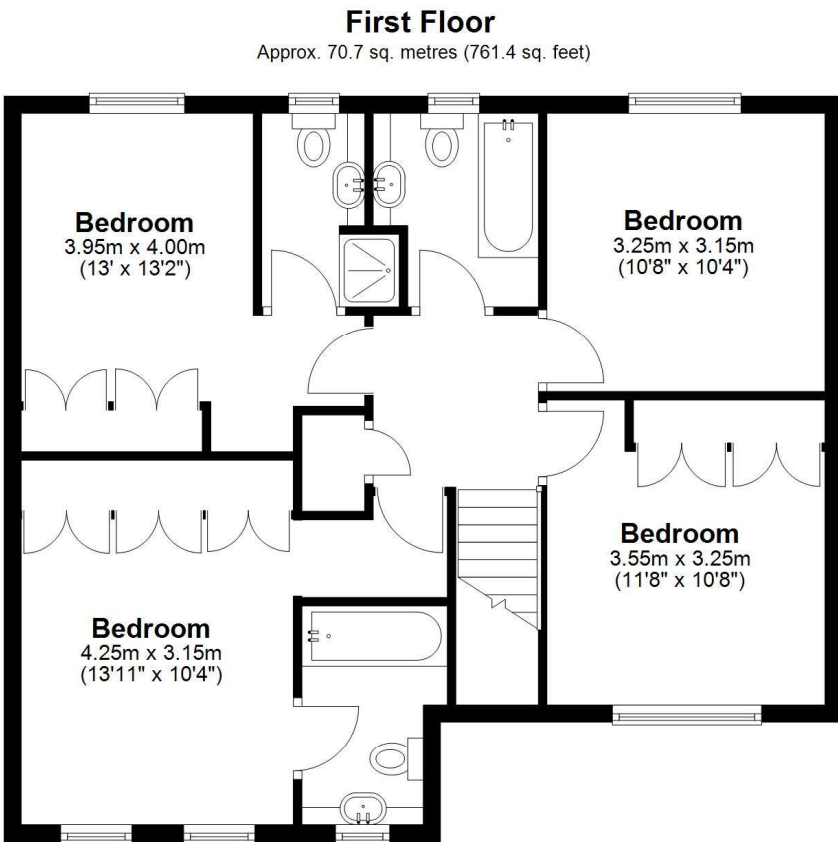
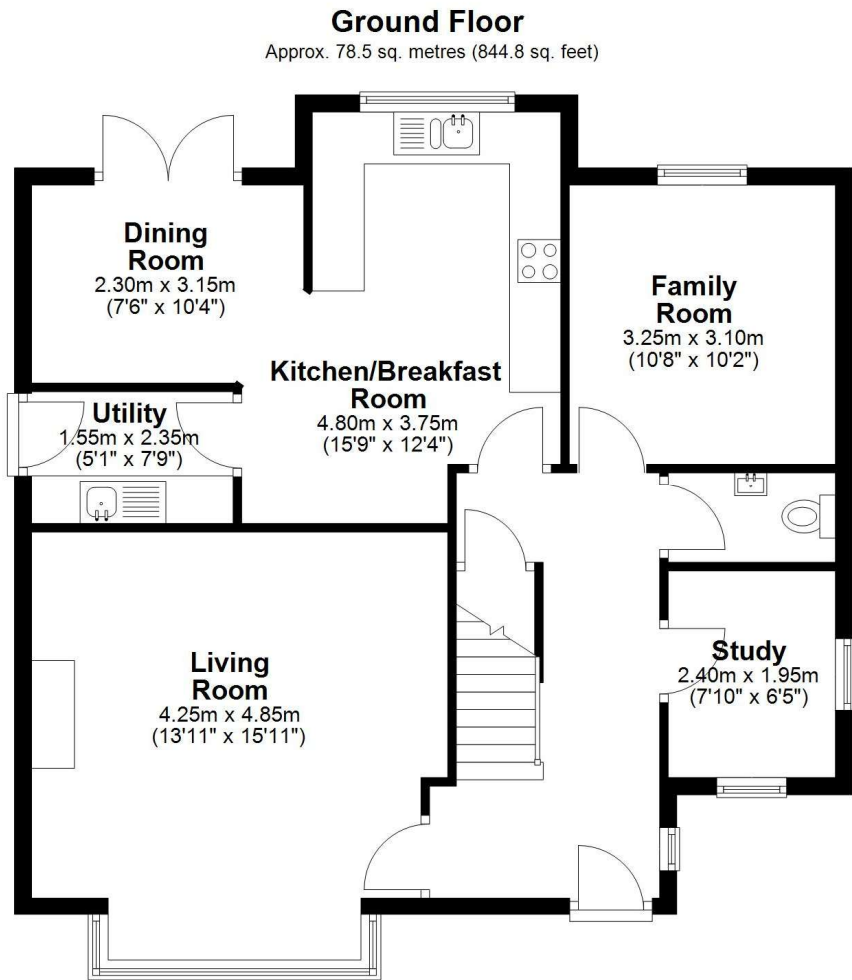
<u>BEDROOM ONE:</u>	Radiator, coved cornice ceiling, built in wardrobes. Two double glazed windows to front. Door into: -
<u>EN-SUITE BATHROOM:</u>	Suite comprising low level WC, wash hand basin set into vanity unit, panel bath with chrome mixer/shower over. Radiator, extractor fan. Double glazed window to front.
<u>BEDROOM TWO:</u>	Radiator, built in wardrobes. Double glazed window to rear. Door into: -
<u>EN-SUITE SHOWER ROOM:</u>	Suite comprising low level WC, wash hand basin set into vanity unit, radiator, shower cubicle housing chrome mixer/shower, extractor fan. Frosted double glazed window to rear.
<u>BEDROOM THREE:</u>	Radiator, built in wardrobes. Double glazed window to front.
<u>BEDROOM FOUR:</u>	Radiator, built in wardrobes. Double glazed window to rear.
<u>BATHROOM:</u>	Suite comprising low level WC, wash hand basin set into vanity unit, radiator, panel bath with chrome mixer/shower over. Frosted double glazed window to rear.

OUTSIDE

<u>DOUBLE GARAGE:</u>	Brick built garage with light and power, loft storage, fuse board.
<u>DRIVEWAY:</u>	Space to park four cars.
<u>PLOT:</u>	120ft x 73ft (36.58m x 22.25m) A mature and 'stepped' corner plot, concrete base for shed, external tap, external power point, large paved patio area, many varied trees and shrubs, access gates to side and front.
<u>COUNCIL TAX BAND:</u>	G - Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



FLOORPLAN



Total area: approx. 177.5 sq. metres (1911.1 sq. feet)

EPC

28 Danehurst Close
EGHAM
TW20 9PX

Energy rating
D

Valid until
15 July 2035

Certificate number
0335-1723-1500-0886-2292

Property type	Detached house
Total floor area	136 square metres

Rules on letting this property

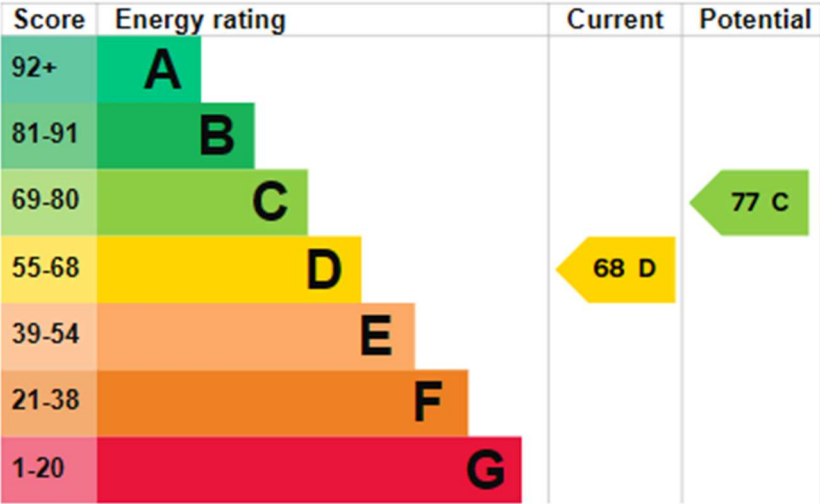
Properties can be let if they have an energy rating from A to E.

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.](#)



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

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

