

**Green Road, Thorpe, TW20 8QW**

**O.I.E.O £400,000 F/H**



Overlooking the Village Green in the historical village of Thorpe is the charming two bedroom cottage with potential for parking. Bedroom two is mezanined with a toilet. There is also kitchen/breakfast room overlooking the garden and fields beyond. The property is located close to local school and offers great access to Virginia Water, Egham town centre and motorways giving access to London. No onward chain.

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Front door into:

<b><u>LOUNGE:</u></b>	Radiators, stairs to first floor, double glazed window to front and door to:
<b><u>INNER HALLWAY:</u></b>	Window to side and door to:
<b><u>BATHROOM:</u></b>	Panel enclosed bath with over mixer shower, pedestal wash hand basin, fully tiled walls, radiator and overhead window.
<b><u>KITCHEN/ BREAKFAST ROOM:</u></b>	Eye and base level units with rolled edge work surfaces, built in oven, four ring gas hob with extractor over, space for appliances, radiator, part tiled walls. Double glazed window to side and sliding French door to rear.
<b><u>LANDING:</u></b>	Doors to:
<b><u>BEDROOM ONE:</u></b>	Radiator and double glazed window to front overlooking field.
<b><u>BEDROOM TWO:</u></b>	Cupboard housing boiler, window to front overlooking field, stairs to loft room/office and door to:
<b><u>CLOAKROOM:</u></b>	Corner wash hand basin, low level WC and radiator.
<b><u>LOFTROOM/OFFICE:</u></b>	Eaves storage and Velux window to rear.

**OUTSIDE**

<b><u>REAR GARDEN:</u></b>	<b>Approximately 65ft.</b> mainly laid to lawn with paved patio, well kept and stacked flower beds, paved patio to rear overlooking stream and fields.
<b><u>FRONT:</u></b>	Paved area with flower and shrub borders. Suitable for off street parking for two vehicles (S.T.P.P).
<b><u>COUNCIL TAX BAND:</u></b>	D – Runnymede Borough Council
<b><u>VIEWINGS:</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>



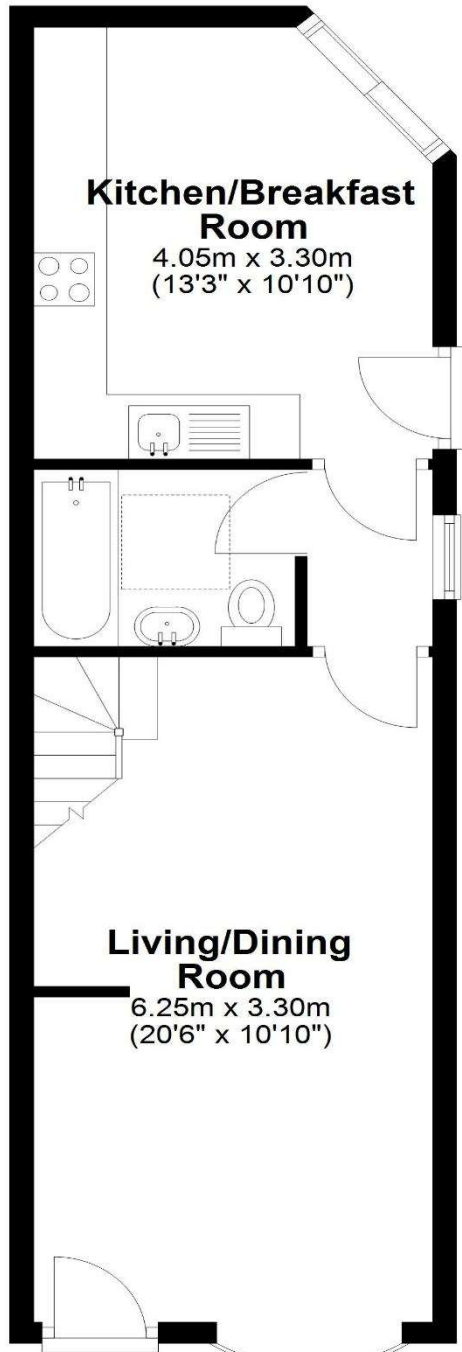


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FLOORPLAN

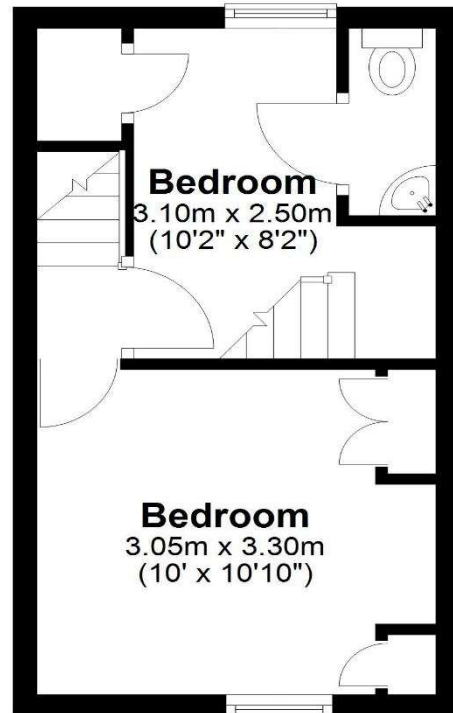
**Ground Floor**

Approx. 39.6 sq. metres (426.2 sq. feet)



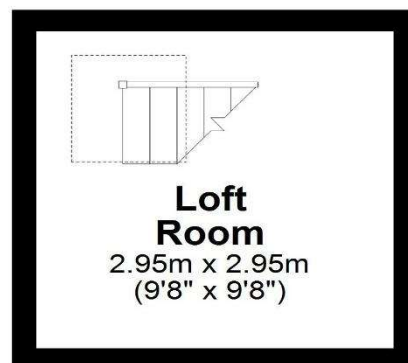
**First Floor**

Approx. 20.6 sq. metres (222.0 sq. feet)



**Loft Room**

Approx. 8.7 sq. metres (93.8 sq. feet)



Total area: approx. 68.9 sq. metres (742.0 sq. feet)

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

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## EPC

2 Thorpe Green Villas Green Road EGHAM TW20 8QW		Energy rating <b>D</b>
Valid until <b>1 September 2035</b>	Certificate number <b>0427-3054-5201-0255-2200</b>	

Property type Mid-terrace house

Total floor area 60 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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