



**Wilson Road, Englefield Green, TW20 0QB**

**£425,000 F/H**



A stunning terraced character cottage, situated in the heart of the Village, minutes from Windsor Great Park and Village Green. Offering two double bedrooms, large lounge, contemporary kitchen/diner, downstairs cloakroom, feature fireplace, luxury shower room, two car drive and 48ft (14.63m) secluded garden. Access to local shops and restaurants is close at hand, Egham mainline station and High Street are a mile away. Contact sole agent.

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Original front door, outside tap to side, courtesy light, post box.

**ENTRANCE  
HALLWAY:**

Radiator, cupboard housing meters and fuse board, stairs to first floor, ceramic tiled floor, integral door into:

**LOUNGE:**

Radiator, stripped pine floorboards, feature fireplace with marble hearth, coved cornice ceiling. Double glazed window to front with fitted shutter blinds. Integral door to:

**KITCHEN/DINING  
ROOM:**

Range of Olive Grey base and eye level units, laminated worktops, Oak effect flooring, radiator, space for table, space for washing machine, space for dishwasher, space for fridge/freezer, stainless steel electric oven with extractor over, ceramic sink with chrome mixer tap. Double glazed window to rear. Door into rear garden

**CLOAKROOM:**

In white with low level WC, wash hand basin and extractor fan.

**LANDING:**

Hatch to loft space, doors into bedrooms and shower room.

**BEDROOM ONE:**

Radiator, built in double wardrobe, feature cast iron fireplace. Double glazed window to front.

**BEDROOM TWO:**

Radiator, feature cast iron fireplace. Double glazed window to rear.

**SHOWER ROOM:**

Luxury white suite comprising low level WC, wash hand basin set into vanity unit, tiled shower cubicle with glass door housing dual head chrome mixer shower, ceramic tiled floor, heated chrome towel rail, fully tiled walls, extractor fan. Frosted double glazed window to rear.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 48ft (14.63m).** Stone paved patio, shaped lawn, outside tap, various shrubs, timber shed, seating platform, rear access gate.

**DRIVEWAY:**

Brick paved drive with parking space for two small cars.

**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](http://www.nevinandwells.co.uk)**

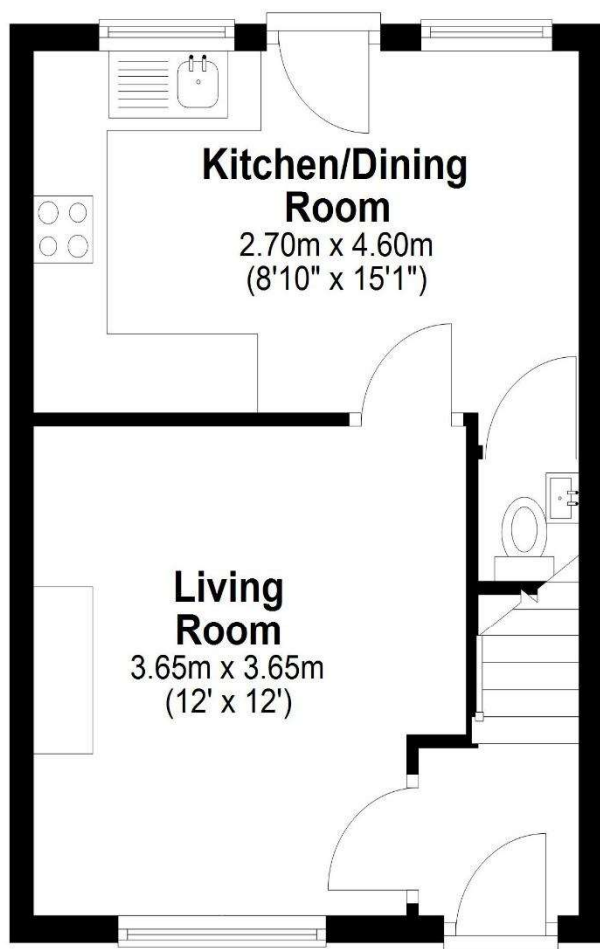


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FLOORPLAN

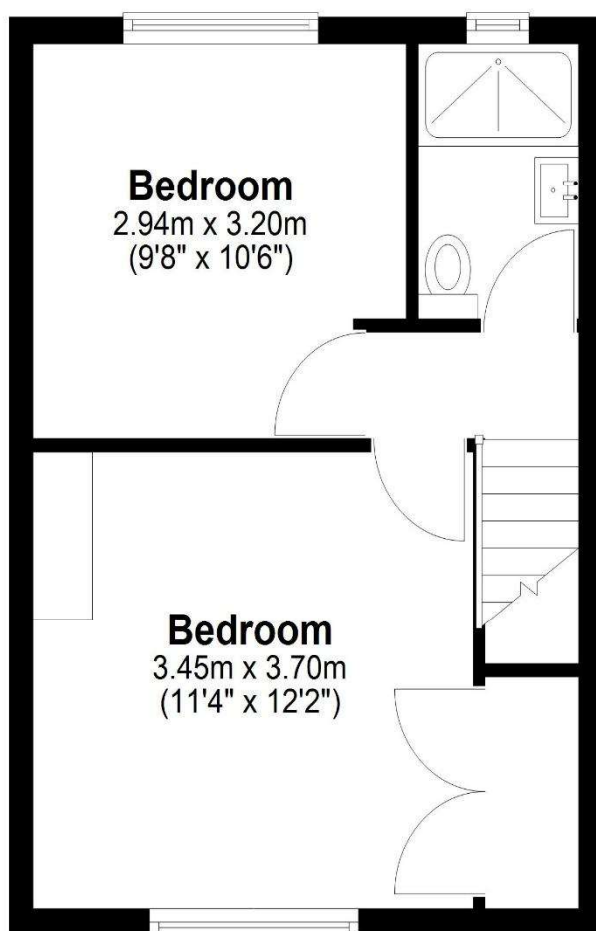
**Ground Floor**

Approx. 29.6 sq. metres (318.2 sq. feet)



**First Floor**

Approx. 30.0 sq. metres (322.9 sq. feet)



Total area: approx. 59.6 sq. metres (641.2 sq. feet)

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



## Wilson Road, Englefield Green, Surrey, TW20 0QB

### EPC

|  |   |                           |
|--|---|---------------------------|
| 47 Willson Road<br>Englefield Green<br>EGHAM<br>TW20 0QB |   | Energy rating<br><b>C</b> |
| Valid until<br><b>13 August 2035</b>                     | Certificate number<br><b>9346-3053-7208-3305-7200</b> |                           |
| Property type  | Mid-terrace house                                     |                           |
| Total floor area   | 57 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](#).

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      | 70 C    | 79 C      |
| 55-68 | <b>D</b>      |         |           |
| 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.