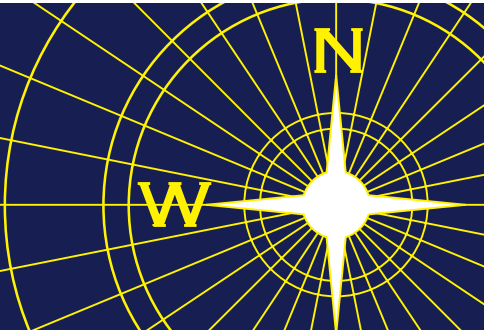




Langton Way, Egham, Surrey, TW20 8DP

£475,000 F/H



A beautifully presented three bedroom terrace property situated in a popular tree lined road and located within half a mile of local shops, schools, nurseries and public transport facilities. The property has undergone many improvements by the current owners to include a stunning fitted kitchen/dining room, luxury four piece family bathroom suite, a private south facing landscaped rear garden and own driveway providing off street parking for up to four vehicles.

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Covered entrance area with double glazed main door to:

**ENTRANCE
HALLWAY:**

Coved ceiling, stairs to first floor, radiator, decorative wall feature, under stairs storage cupboard, wood effect flooring and doors to all rooms.

LOUNGE ROOM:

Coved ceiling, feature fireplace with modern surround and hearth, fitted shelving, wood effect flooring, radiator and front aspect double glazed window.

**KITCHEN/DINING
ROOM:**

Comprising eye and base level units with granite work surfaces, single sink and drainer unit with mixer tap, fitted double oven, hob and extractor over, fitted microwave, fitted freezer, fitted dishwasher, vertical radiator, wood effect flooring, rear aspect double glazed window and rear aspect double glazed French doors to garden.

**FIRST FLOOR
LANDING:**

Access to loft, coved ceiling, wall feature, radiator, fitted carpets and doors to all rooms.

BEDROOM ONE:

Coved ceiling, fitted carpets, front aspect double glazed window.

BEDROOM TWO:

Radiator, fitted carpet and rear aspect double glazed window.

BEDROOM THREE:

Radiator, fitted carpet and front aspect double glazed window.

**LUXURY FOUR PIECE
FAMILY BATHROOM:**

White four piece suite comprising panel enclosed bath, vanity enclosed wash hand basin, low level W.C, separate shower cubicle with riser shower and tiled all around, heated towel rail, tiled flooring and rear aspect Opaque double glazed window.

OUTSIDE

REAR GARDEN:

Approximately 50ft. Brick built storage shed, decking area with covered Pergola, patio area, lawn area, rear access gate

PARKING:

Own driveway providing off street parking for up to four vehicles.

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**

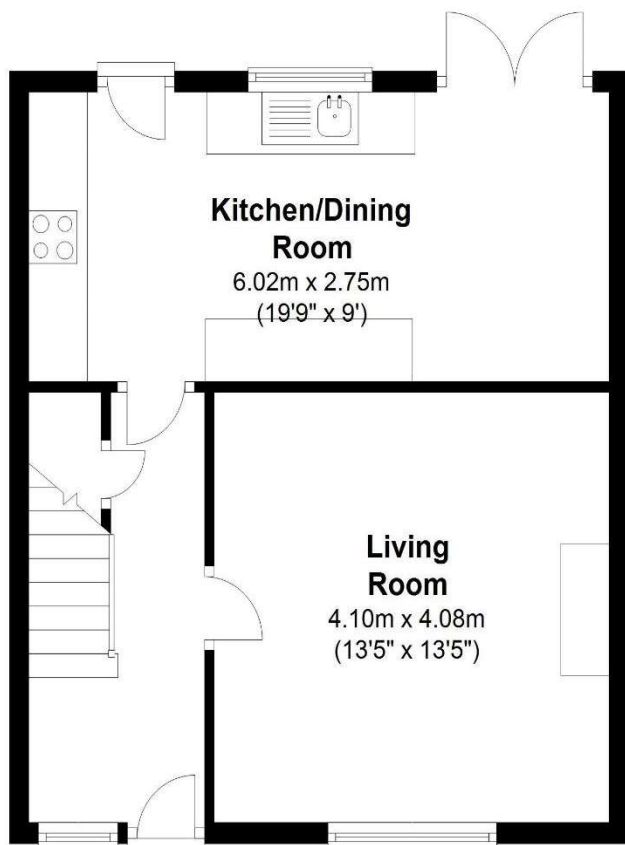


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FLOORPLAN

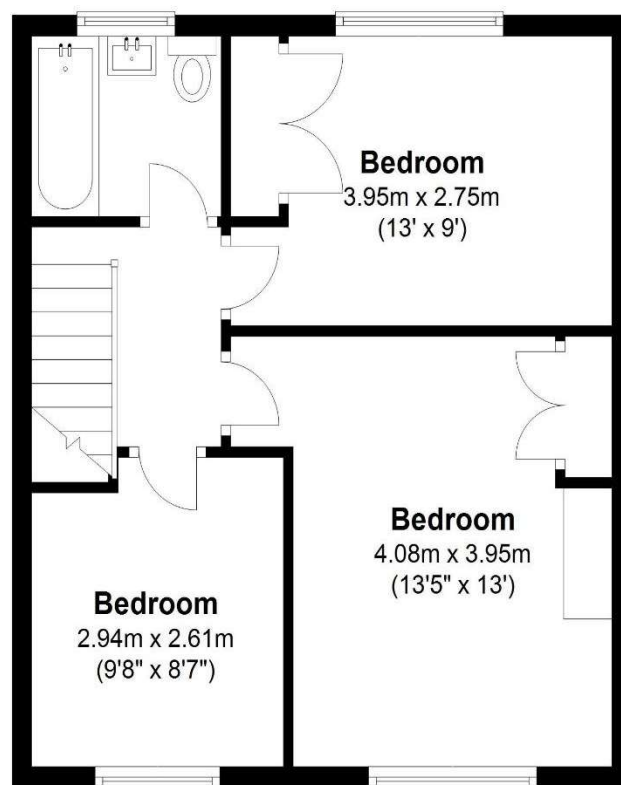
Ground Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 83.4 sq. metres (898.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plans contained herein, measurements of rooms, fixtures and fittings are approximate and should be used as a guide only. The services, systems and appliances shown in this specification have not been tested and no guarantee as to their condition, safety or their efficiency can be given.

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

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EPC

24, Langton Way EGHAM TW20 8DP		Energy rating D
Valid until 29 August 2028	Certificate number 7308-3072-7228-6808-0914	

Property type Mid-terrace house

Total floor area 83 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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