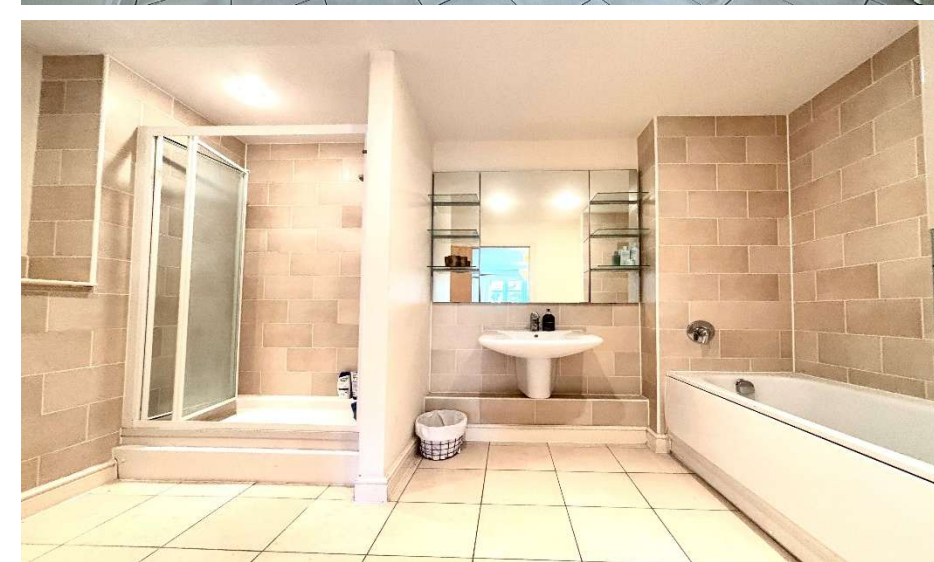
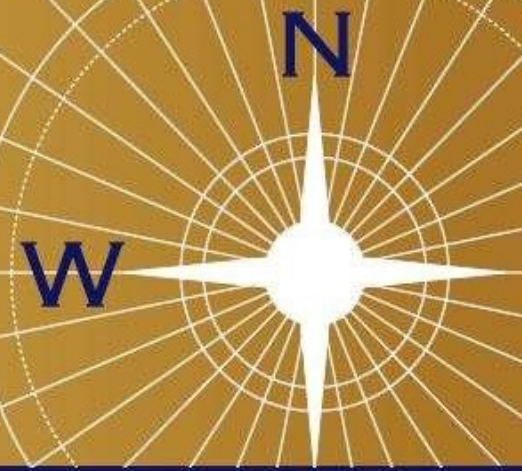


NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



St Jude's Road, Englefield Green, TW20 0DH

£1,400,000 F/H

St Jude’s Road, Englefield Green, Surrey, TW20 0DH

A superb detached family residence measuring approximately 3,874sq feet, offering six bedrooms, two with en-suite facilities, master bedroom measuring 20x17ft, two receptions, a 24ft conservatory room, as well as a double garage just waiting to be converted with potential for an annexe. Set in the stunning village of Englefield Green on the border of Windsor Great Park, close to private schools, amazing golf clubs and offering easy access to mainline stations, motorways and airports. Being sold with no onward chain.

	Front door into: -
<u>ENTRANCE VERTIBULE/STUDY:</u>	Tiled floor, radiator, double glazed window to front and door to: -
<u>ENTRANCE HALLWAY:</u>	Wood effect laminate flooring, radiator, stairs with cupboard below, door to garage, doors to all rooms and door to: -
<u>CLOAKROOM:</u>	Low level WC, pedestal wash hand basin, fully tiled floor, radiator and double glazed window to side.
<u>LIVING ROOM:</u>	Approached via double doors, radiators, wood effect laminate flooring, double aspect windows to side and double doors to conservatory.
<u>KITCHEN/DINING ROOM:</u>	Beech effect eye and base level units with granite effect work surfaces, built in five ring gas hob with extractor over, built in oven, concealed dish washer and fridge/freezer, radiator, fully tiled floors, double glazed window to side, kitchen island with cupboards below, open plan to.
<u>DINING AREA:</u>	Radiator, fully tiled floor, French doors to conservatory.
<u>UTILITY ROOM:</u>	Beech effect base level units with granite effect work surface, space for appliances, fully tiled floor, radiator and external door to side.
<u>L-SHAPED CONSERVATORY:</u>	Fully tiled floor, radiators, part brick, light and power, double aspect French doors onto rear garden.
<u>FIRST FLOOR LANDING:</u>	Approached via dog legged staircase, built in storage cupboard housing hot water tanks and doors to: -
<u>MASTER BEDROOM:</u>	Wood effect laminate flooring, two built in double wardrobes, radiator, double glazed window to rear and door to: -
<u>EN SUITE:</u>	Four piece with panel enclosed bath, wall mounted wash hand basin with mixer tap, low level WC, fully tiled floor, heated towel rail, window to side and walk in shower.
<u>BEDROOM TWO:</u>	Wood effect laminate flooring, radiator, two built in double wardrobes and door to: -
<u>EN-SUITE:</u>	Pedestal wash hand basin with mixer tap, low level WC, fully tiled floor, heated towel rail, window to side and walk in shower cubicle.

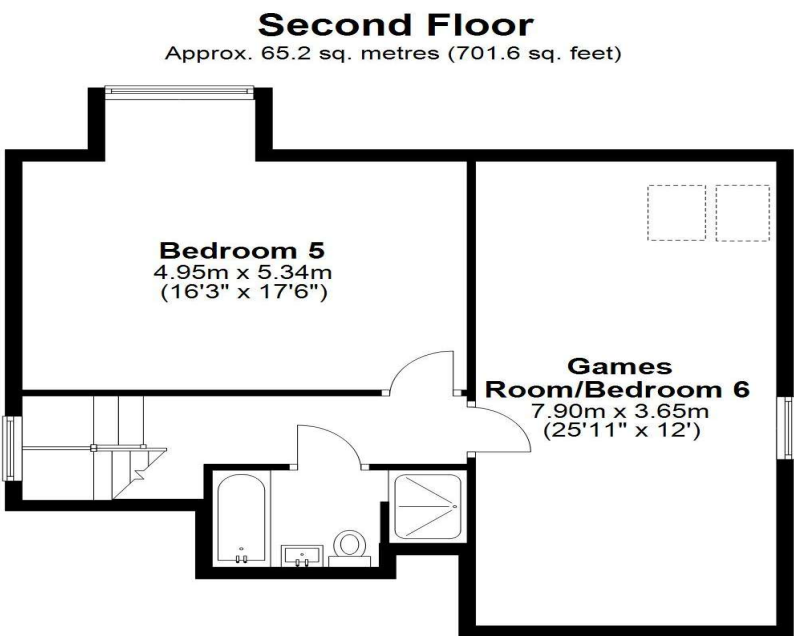
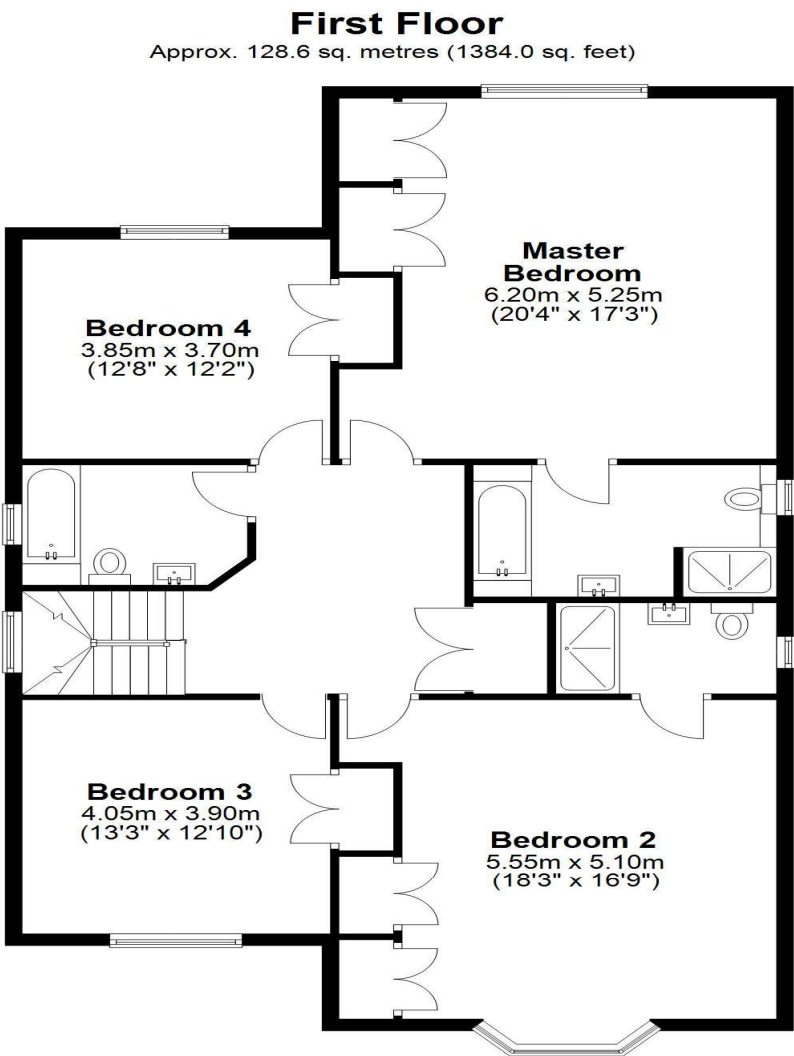
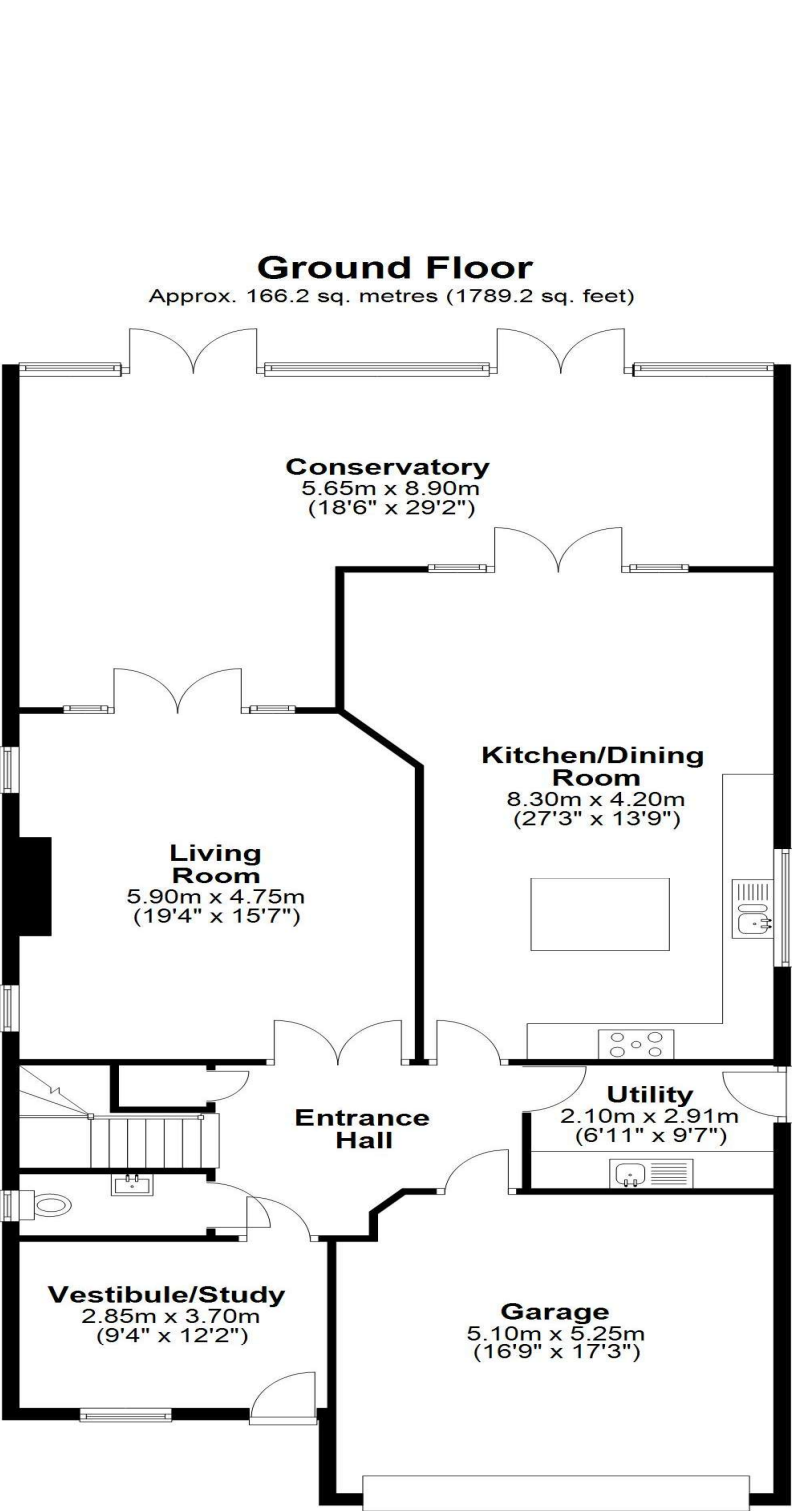
<u>BEDROOM THREE:</u>	Wood effect laminate flooring, radiator, double glazed window to rear and built in double wardrobes.
<u>BEDROOM FOUR:</u>	Wood effect laminate flooring, radiator, double glazed window to front and built in double wardrobes.
<u>BATHROOM:</u>	Pedestal wash hand basin with mixer tap, low level WC, fully tiled floor, panel enclosed bath, heated towel rail and double glazed window to side.
<u>SECOND FLOOR LANDING:</u>	Hatch to loft, approached via dog legged stair case, with window to side and doors to: -
<u>BEDROOM FIVE:</u>	Radiator and window to rear.
<u>BEDROOM SIX/GAMES ROOM:</u>	Radiator, two windows to side, Velux window and eaves storage.
<u>BATHROOM:</u>	Four piece comprising panel enclosed bath, wall mounted wash hand basin, low level WC, fully tiled floor, heated towel rail and walk in shower.

OUTSIDE

<u>REAR GARDEN:</u>	Approx 110ft Mainly laid to lawn, fully enclosed by fencing, paved patio area, lighting and tap with side access.
<u>DOUBLE WIDTH GARAGE:</u>	With remote controlled up and over door, two Potterton boilers powering the Megaflo system, light and power.
<u>PARKING:</u>	Block paved driveway with parking for up to six vehicles and central flower and shrub border.
<u>COUNCIL TAX BAND:</u>	H – 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



FLOOR PLAN



Total area: approx. 360.0 sq. metres (3874.9 sq. feet)

EPC

<div>Kennedy House</div> <div>St. Judes Road</div> <div>Englefield Green</div> <div>EGHAM</div> <div>TW20 0DH</div>		<div>Energy rating</div> <div>C</div>
<div>Valid until</div> <div>29 September 2035</div>		<div>Certificate number</div> <div>1435-6721-8200-0150-1276</div>

Property type	Detached house
Total floor area	309 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+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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

