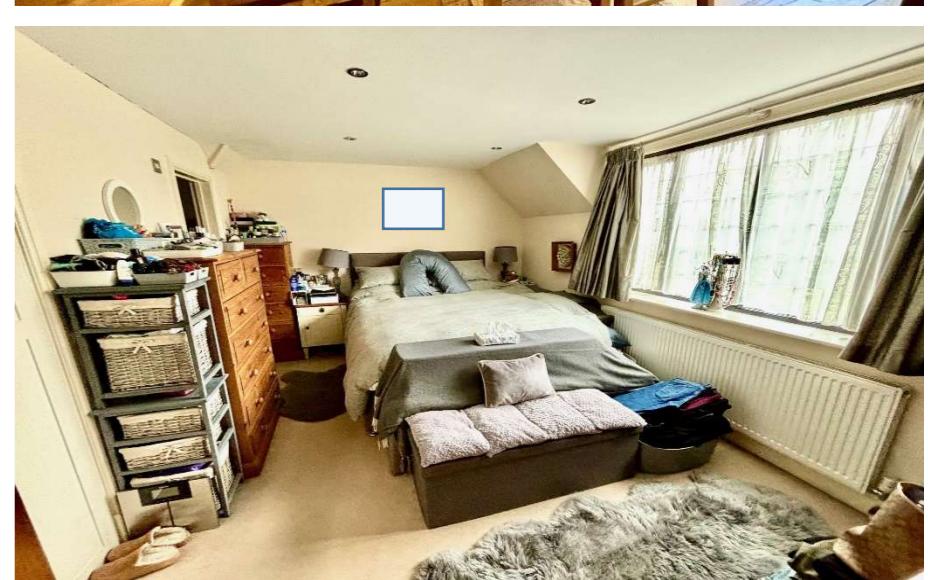
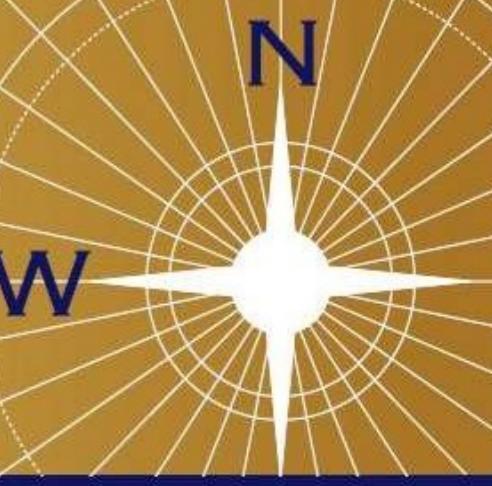


NEVIN  
—&—  
WELLS

*Distinctive Homes*

Established 2002



Clockhouse Lane, Egham, TW20 8PE

O.I.E.O £1,000,000 F/H

# Clockhouse Lane, Egham, Surrey, TW20 8PE

A truly unique detached residence; situated on a plot of approximately half an acre. The versatile accommodation comprises entrance vestibule, four/five bedroom, downstairs W.C, home office, lounge, fitted kitchen/breakfast room, utility room, three bathrooms, own driveway providing off street parking for several vehicles. Located within easy reach of Egham High Street, mainline train station, local nurseries and schools.

## ENTRANCE VESTIBULE:

Oak double glazed main door to:

Stairs to first floor, decorative radiator covering, large under stair storage cupboard, solid Oak floors and solid doors to all rooms.

## DOWNSTAIRS W.C:

Comprising low level W.C, pedestal wash hand basin, radiator, solid oak flooring and extractor fan.

## STUDY:

Radiator, solid oak flooring and front aspect leaded light double glazed window.

## DINING ROOM:

Radiator, solid oak flooring, front aspect leaded light double glazed window.

## LIVING ROOM:

Open fireplace with oak surround and stone hearth, solid oak flooring, radiator and rear aspect leaded light double glazed French doors onto raised patio area.

## FITTED KITCHEN/BREAKFAST ROOM:

Comprising eye and base level unit with solid oak work surfaces, single sink unit with mixer tap, fitted double oven, hob and extractor over, fitted dishwasher, space for other appliances, radiator, solid oak flooring, rear aspect double glazed French doors onto raised patio area and oak door to:

## UTILITY ROOM:

Comprising base level units overhead shelving and storage, stainless steel drainer unit with mixer tap, storage cupboard and shelving, space for appliances, extractor fan, solid oak flooring and side aspect double glazed door to parking area.

## PRINCIPAL BEDROOM:

Radiator, built in wardrobes, fitted carpet, rear aspect leaded light double glazed window and solid oak door to:

## EN-SUITE SHOWER ROOM:

Comprising separate double shower cubicle with riser shower, fully tiled walls, low level W.C, radiator, wall mounted wash hand basin and tiled flooring.

## BEDROOM TWO:

Built in wardrobe and built in mirrored wardrobes, radiator, fitted carpet and rear aspect leaded light double glazed window.

## BEDROOM THREE:

Built in wardrobe, radiator, fitted carpet, front aspect leaded light double glazed box bay window and solid oak door to:

## EN SUITE SHOWER ROOM:

Comprising separate shower cubicle with riser shower, low level W.C, pedestal wash hand basin, radiator, part tiled walls and tiled flooring.

## BEDROOM FOUR:

Built in wardrobes, radiator, fitted carpet and front aspect leaded light double glazed window.

## FAMILY BATHROOM:

Comprising tile enclosed bath with shower attachment, pedestal wash hand basin, low level W.C, part tiled walls, tiled flooring and front aspect double glazed leaded light window.

## OUTSIDE

## REAR GARDEN:

Approximately half an acre, raised patio area, lawn area, forest are, well established fruit trees and two composite sheds, external lighting, external power, gated side access and double gated side access to front.

## PARKING:

Own driveway providing off street parking for several vehicles, external tap, pathway and steps to main entrance and enclosed by mature shrubs.

## COUNCIL TAX BAND:

G - Runnymede Borough Council

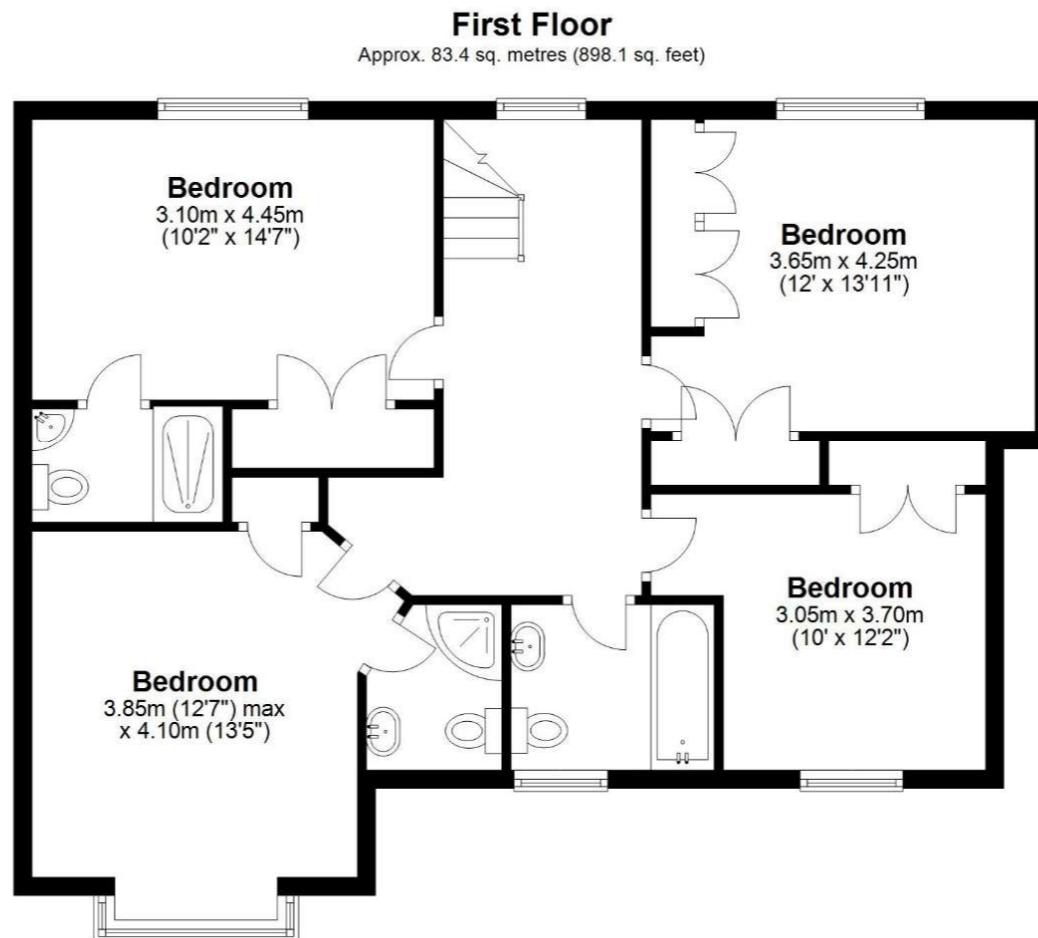
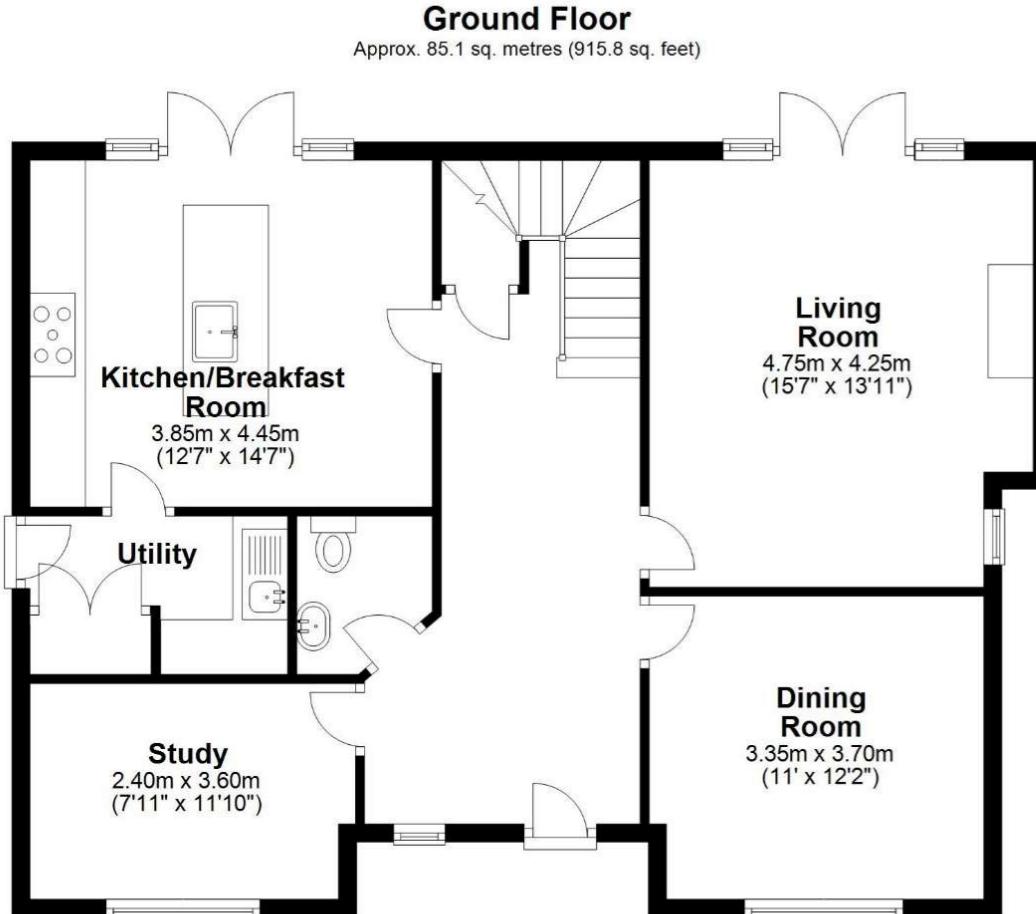
## VIEWINGS:

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)



## FLOORPLAN

## EPC



Total area: approx. 168.5 sq. metres (1813.8 sq. feet)

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

### Energy performance certificate (EPC)

Goose Green Cottage Clockhouse Lane West EGHAM TW20 8PE	Energy rating <b>C</b>	Valid until: 20 March 2034
	Certificate number: 0310-2029-2370-2224-2631	

Property type Detached house	Total floor area 160 square metres
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### 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

