

Mead Close, Egham, Surrey, TW20 8JA

£625,000 F/H



A spacious four bedroom detached family home, situated in a quiet close, minutes from mainline station and leisure centre. This 1960's built property offers two reception rooms, conservatory, cloakroom, modern kitchen and first floor shower room. Externally, there is a 40ft (12.19m) garden, double length garage and large private four car driveway. Access to Egham High Street and local shops is a ten minute walk away.

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|---------------------------------|---|
| <u>ENCLOSED PORCH:</u> | Double glazed frame. Composite front door into: - |
| <u>ENTRANCE HALLWAY:</u> | Radiators, storage cupboard, coat cupboard, stairs to first floor. |
| <u>CLOAKROOM:</u> | Low level WC, wash hand basin. Double glazed window to side. |
| <u>LOUNGE:</u> | Two radiators, coved cornice ceiling. Two double glazed windows to front. |
| <u>DINING ROOM:</u> | Radiator, coved cornice ceiling. Double glazed sliding patio door to rear. |
| <u>KITCHEN:</u> | Range of Shaker style base and eye level units, laminated worktops, part tiled splashback, space for appliances, ceramic tiled floor, built in four ring Halogen hob and electric oven. Single bowl single drainer sink unit with mixer tap. Double glazed window to rear. Double glazed door to side access. |
| <u>CONSERVATORY:</u> | Light and power. Double glazed mainframe. Double glazed doors into rear garden. |
| <u>LANDING:</u> | Hatch to loft space, storage cupboard. |
| <u>BEDROOM ONE:</u> | Radiator, coved cornice ceiling. Double glazed window to front. |
| <u>BEDROOM TWO:</u> | Radiator, built in wardrobes. Double glazed window to rear. |
| <u>BEDROOM THREE:</u> | Radiator, coved cornice ceiling. Double glazed window to rear. |
| <u>BEDROOM FOUR:</u> | Radiator, coved cornice ceiling. Double glazed window to rear. |
| <u>SHOWER ROOM:</u> | Suite comprising low level WC, wash hand basin, part tiled walls, radiator, shower cubicle housing chrome mixer shower, extractor fan. Frosted double glazed window to side. |

OUTSIDE

| | |
|---------------------------------|---|
| <u>REAR GARDEN:</u> | 40ft x 40 ft (12.19m x 12.19m). Paved patio, lawn, outside tap, various shrubs, side access. |
| <u>BRICK GARAGE:</u> | Double length attached garage via private drive, with light and power. |
| <u>DRIVEWAY:</u> | Brick paved parking for four cars. |
| <u>COUNCIL TAX BAND:</u> | E - 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 |

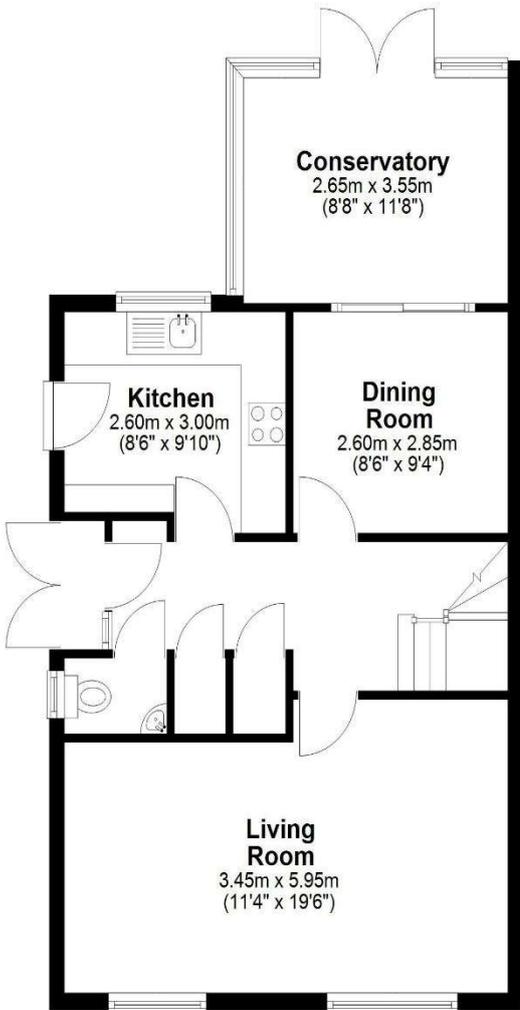


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FLOORPLAN

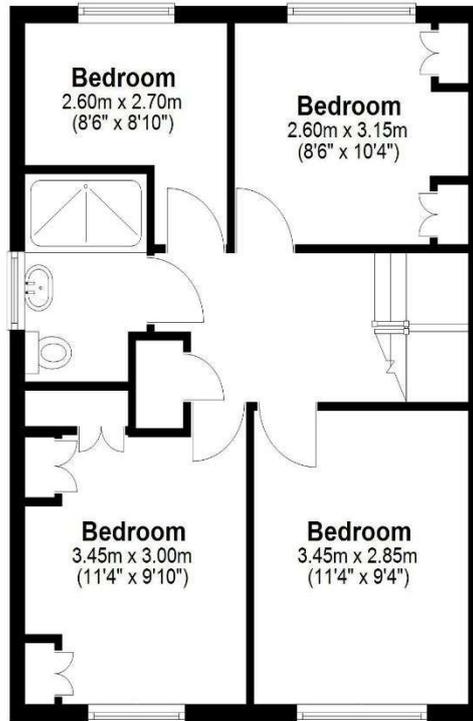
Ground Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



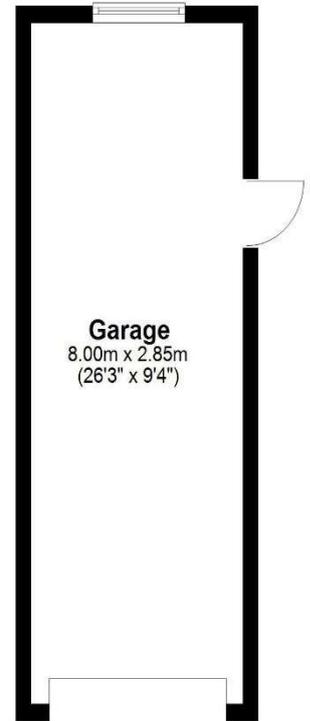
First Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



Garage

Approx. 22.8 sq. metres (245.4 sq. feet)



Total area: approx. 127.7 sq. metres (1374.2 sq. feet)

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

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EPC

| | | |
|---------------------------------------|---|---------------------------|
| 19 Mead Close EGHAM TW20 8JA | | Energy rating C |
| Valid until 4 February 2036 | Certificate number 0857-3058-9202-4676-7204 | |

Property type Detached house

Total floor area 94 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 | 71 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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