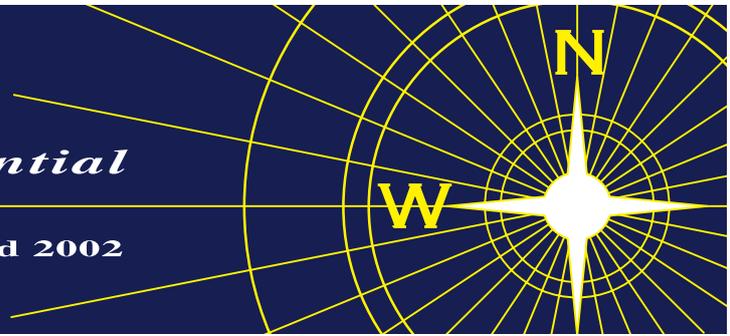


NEVIN & WELLS

Residential

Established 2002



Huntingfield Way, Egham, Surrey, TW20 8DT

£460,000 F/H



A superbly presented three bedroom 1950's built property, situated minutes away from local schools and shops. This spacious home offers a large lounge, open plan kitchen/diner, modern first floor bathroom, double glazing and 'heat source pump heating' on EPC band C. Externally, there is a 60ft West facing garden with access to fully insulated detached office and to front, a two car driveway. Access to Egham and Staines town centres is a mile away.

169/170 High Street, Egham, Surrey, TW20 9EJ
Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk



Huntingfield Way, Egham, Surrey, TW20 8DT

Steps up to composite front door, opening into: -

**ENTRANCE
HALLWAY:**

Radiator, engineered Oak flooring, ceiling down lights, under stairs cupboard housing fuse board and electric car charge connection, stairs to first floor with programmable multi-coloured sensor lights under stair lip. Door into: -

LOUNGE:

Radiator, engineered Oak flooring, feature open fireplace, ceiling down lights, double doors into kitchen/diner. Double glazed window to front.

**KITCHEN/DINING
ROOM:**

Range of Beech effect base and eye level units, laminate work tops, tiled splash back, concealed lighting, ceramic tiled floor, radiator, space for dining table, space for cooker, space for fridge/freezer, space for washing machine, wine rack, one and a half bowl stainless steel sink unit with flexi-head chrome mixer tap. Two double glazed windows to rear. Double glazed French doors into rear garden.

LANDING:

Hatch to part boarded loft space with folding ladder and light, engineered Oak flooring.

BEDROOM ONE:

Radiator, built in double wardrobe, ceiling down lights. Double glazed window to front.

BEDROOM TWO:

Radiator, built in double mirror fronted wardrobe with hanging and shelving space, ceiling down lights. Double glazed window to rear.

BEDROOM THREE:

Radiator, built in single bed frame with storage under, ceiling down lights. Double glazed window to front.

BATHROOM:

White suite comprising low level WC, wash hand basin set into vanity unit, panel bath with chrome mixer shower over, fitted glass shower screen, radiator, fully tiled walls, ceramic tiled floor, fitted wall mirror, extractor fan. Frosted double glazed window to rear.

OUTSIDE

REAR GARDEN:

60ft (18.29m). West facing with lawn area, outside tap, small wildlife pond, vegetable planters, brick shed with light and power, timber bike shed, side access gate.

OFFICE:

Fully insulated with light, power, engineered Oak flooring, electric convector heater. Double glazed window and door over rear garden.

PARKING:

Two car drive to front, wall mounted electric car charger.

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

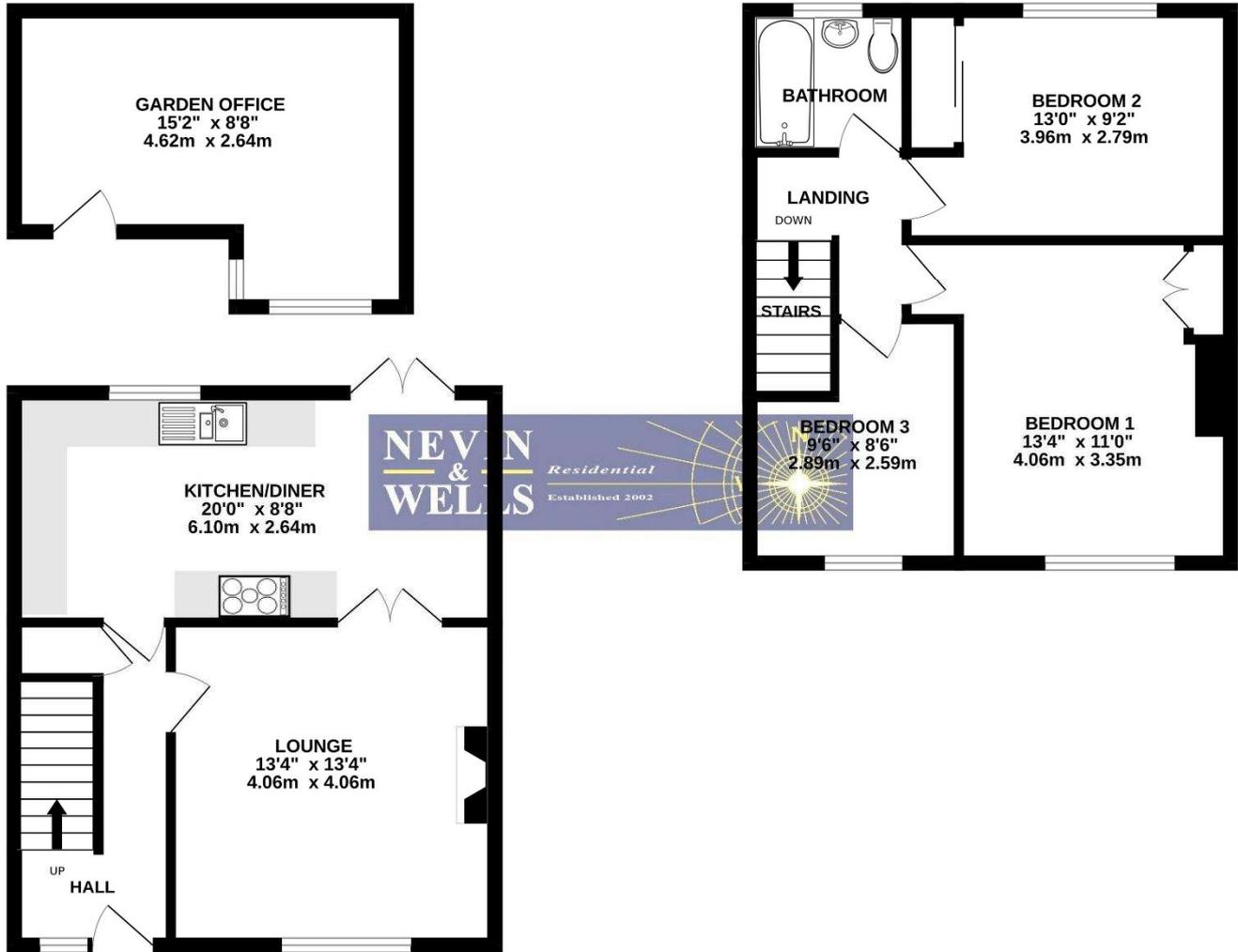


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FLOORPLAN

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

16 Huntingfield Way EGHAM TW20 8DT		Energy rating C
Valid until 19 June 2033	Certificate number 0700-8613-0422-8295-3673	

Property type Mid-terrace house

Total floor area 83 square metres

Rules on letting this property

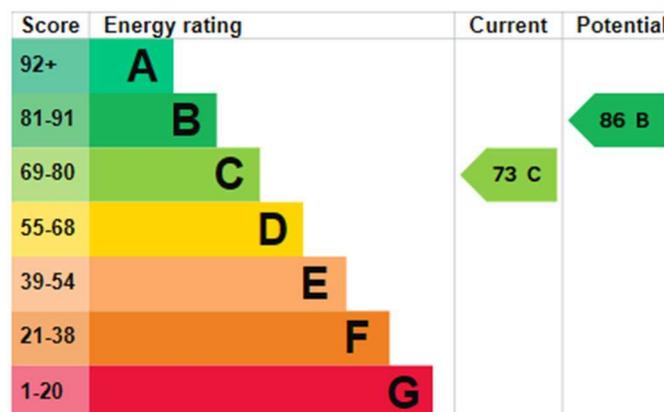
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is 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.