

# NEVIN & WELLS

*Residential*

Established 2002



**Coniston Way, Egham, Surrey, TW20 8JW**

**£315,000 Freehold**



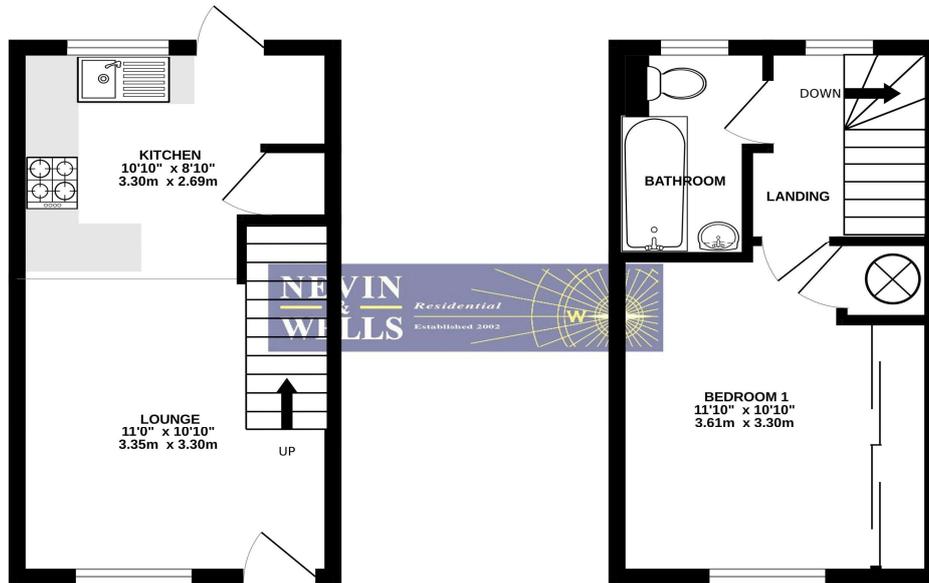
A superbly presented end of terrace one bedroom house, situated in a quiet spur walk, within the popular Bourne Lea development. This property offers a gloss white fitted kitchen, modern white bathroom with mixer shower, spacious lounge, double glazing, electric heating, private 35ft (10.67m) rear garden and residents parking. Access to mainline station, new Orbit leisure centre with swimming pool, local shop and recreation park is close at hand.

# Coniston Way, Egham, Surrey, TW20 8JW

## FLOOR PLAN

GROUND FLOOR  
218 sq.ft. (20.2 sq.m.) approx.

1ST FLOOR  
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 468sq.ft. (43.5 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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## EPC

1 Coniston Way EGHAM TW20 8JW		Energy rating <b>D</b>
Valid until 7 April 2034	Certificate number 2634-6724-5300-0606-4206	

Property type	End-terrace house
Total floor area	39 square metres

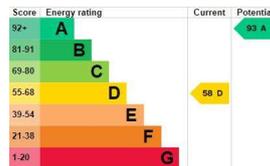
### Rules on letting this property

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 A.

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



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

**COUNCIL TAX BAND:**

**C - 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)



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