

NEVIN & WELLS

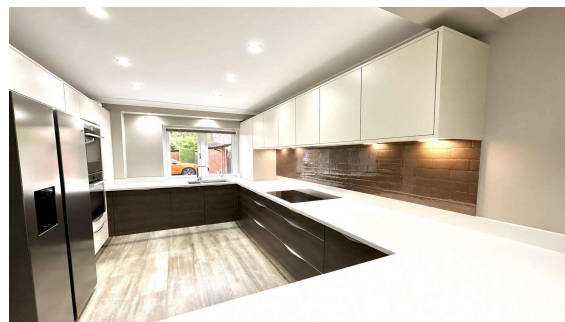
Residential

Established 2002



Ambleside Way, Egham, Surrey, TW20 8JN

£700,000 F/H



An absolutely stunning four bedroom detached residence situated in the ever popular Sherwood Gardens Estate, which is close to local shops, fields, schools and Egham mainline station. The current owners have spared no expense in replacing the bespoke kitchen, bathroom and en-suite, as well as the recently fitted Karndean flooring. In addition there is an office, parking for two/three vehicles leading to a garage and corner plot rear garden. Viewings are an absolute must to appreciate the qualities within.

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



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Timber pitched overhead porch, with light. Front door to: -

<u>ENTRANCE HALLWAY:</u>	Karndean flooring, stairs to first floor with built in cupboards below, radiator and doors to: -
<u>CLOAKROOM:</u>	Karndean flooring, radiator, white suite comprising of low level W.C. wash hand basin with mixer tap. Double glazed window to side.
<u>LOUNGE AREA:</u>	Karndean flooring, vertical radiator, coved ceiling, built in media wall with shelving and cupboards, double glazed French doors to rear garden and open plan to:
<u>DINING AREA:</u>	Karndean flooring, coved ceiling, vertical radiator, double French doors to rear garden and open plan to:
<u>MODERN FITTED KITCHEN:</u>	Two toned eye and base level units with Quartz work surfaces, four ring induction hob with extractor over, concealed dishwasher, space for washing machine and fridge/freezer, built in double oven, one and a half bowl sink unit with mixer tap, double glazed window to front, breakfast bar, Karndean flooring, glass brick effect feature wall behind hob and cupboard housing boiler.
<u>OFFICE/STUDY:</u>	Karndean flooring, radiator, coved ceiling and double glazed window to front.
<u>LANDING:</u>	Hatch to loft and doors to all rooms.
<u>BEDROOM ONE:</u>	Built in six door wardrobes, coved ceiling, radiator, wall lights, double glazed window to rear and door to: -
<u>MODERN EN-SUITE SHOWER</u>	Comprising of low level W.C. vanity sink unit with mixer tap, cupboard below, fully tiled walls, heated towel rail, tiled floor, spot lighting and extractor fan. Fully tiled and enclosed shower cubicle.
<u>BEDROOM TWO:</u>	Single radiator, coved ceiling, and double glazed window to rear.
<u>BEDROOM THREE:</u>	Single radiator and double glazed window to front.
<u>BEDROOM FOUR:</u>	Built in airing cupboard, radiator, coved ceiling and double glazed window to front.
<u>MODERN BATHROOM:</u>	White suite comprising of panel enclosed bath with mixer tap and shower overhead with screen, low level W.C with concealed flush, pedestal wash hand basin with mixer tap and cupboard below, towel rail, fully tiled walls, down lights, double glazed window to front and tiled floor.

OUTSIDE

<u>REAR GARDEN:</u>	12.17m x 9.92m (40' x 32'6") Mainly laid to lawn with patio area from French doors and further patio area to side under pergola with lighting, fully fenced in with side pedestrian access gate and metal up and over door into rear of garage.
<u>SINGLE GARAGE:</u>	Attached, brick built with light and power, gas and electric meters, metal up and over doors to front and rear. Approached via: -
<u>PARKING:</u>	Driveway providing parking for two to three vehicles.
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

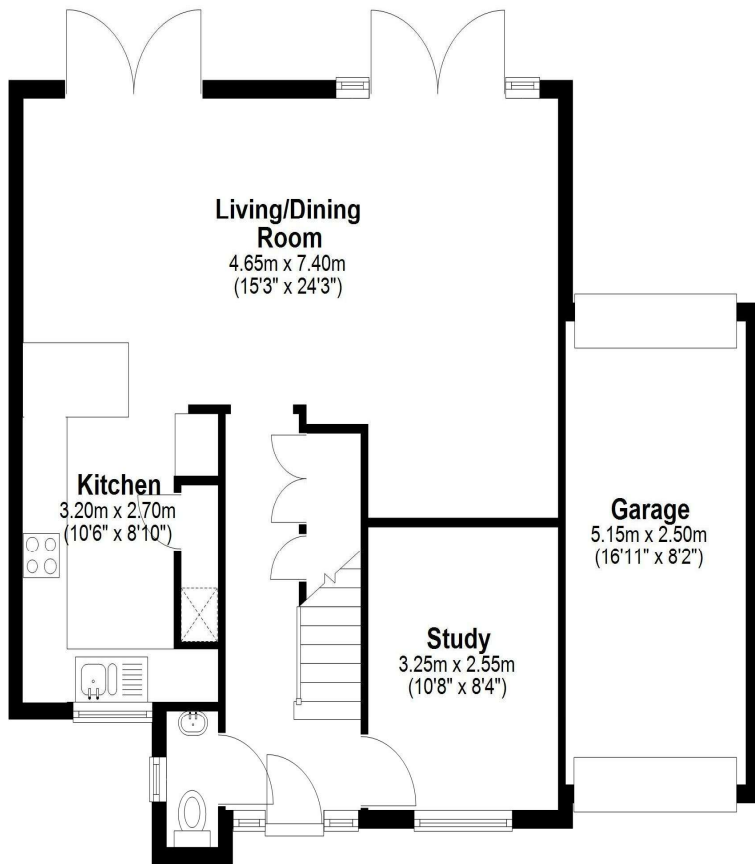


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FLOOR PLAN

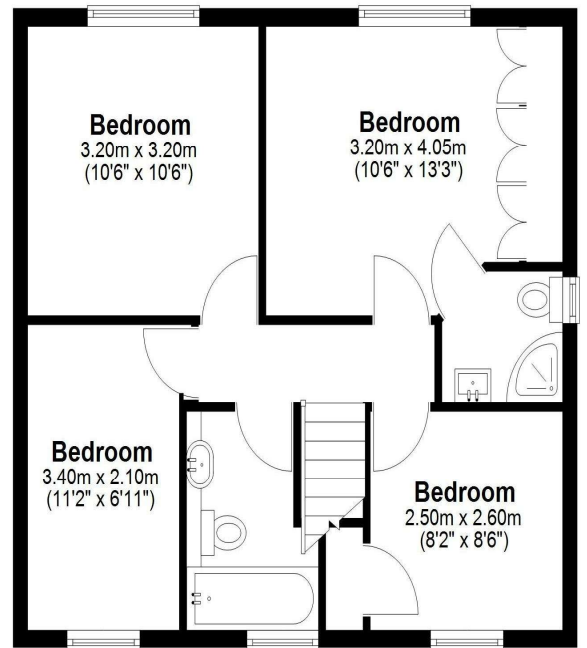
Ground Floor

Approx. 69.8 sq. metres (751.7 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.2 sq. feet)



Total area: approx. 119.5 sq. metres (1285.9 sq. feet)

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

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EPC

8 Ambleside Way EGHAM TW20 8JN		Energy rating C
Valid until 15 April 2036	Certificate number 0330-2056-9640-2296-7161	

Property type	Detached house
Total floor area	107 square metres

Rules on letting this property

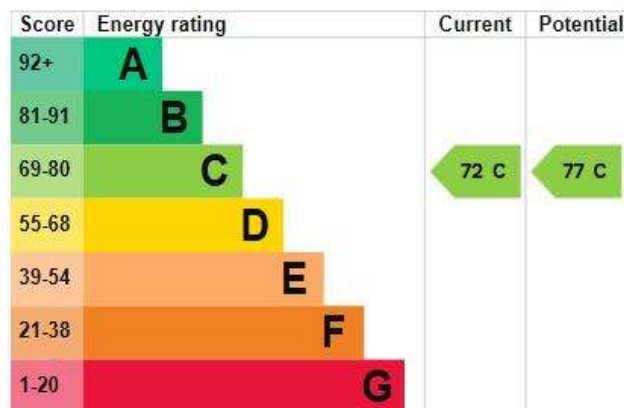
Properties can be let if they have an energy rating from A to E.

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.](#)



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