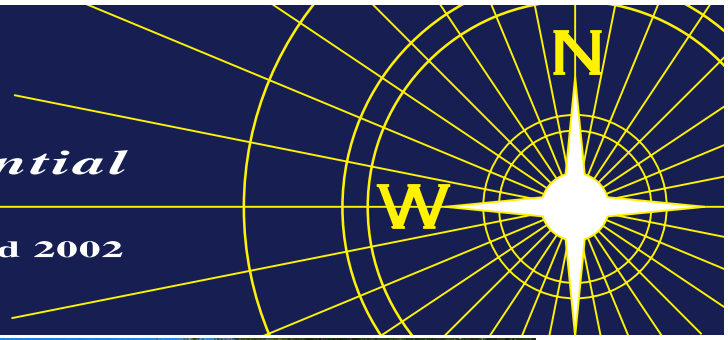


NEVIN & WELLS

Residential

Established 2002



Corby Drive, Englefield Green, TW20 0RX

£535,000 F/H



Renovated to a high specification by our clients, an extended four bedroom family home situated near the Village schools and shops. This versatile property offers open plan living and dining, fully fitted kitchen, utility room and two luxury bathrooms. Externally, there is a 30ft (9.14m) garden and three car brick paved driveway. Access to Windsor Great Park, Village Green and University is close at hand.

Corby Drive, Englefield Green, Surrey, TW20 0RX

<u>RECESSED PORCH:</u>	Storage cupboard, double glazed front door into: -
<u>ENTRANCE HALLWAY:</u>	Radiator, Oak effect flooring, oak doors into all rooms, storage cupboard, under stairs cupboard, stairs to first floor.
<u>BEDROOM FOUR:</u>	Radiator, Oak effect flooring. Double glazed window to front. Door into: -
<u>LOBBY:</u>	Oak effect flooring. Door into: -
<u>SHOWER ROOM:</u>	White suite comprising low level WC, wash hand basin set into vanity unit, Oak effect flooring, ladder radiator, extractor fan, shower cubicle housing electric mixer shower.
<u>LOUNGE:</u>	Radiator, Oak effect flooring, coved cornice ceiling. Double glazed window to front. Open plan into: -
<u>DINING ROOM:</u>	Coved ceiling, Oak effect flooring. Double glazed Bi-folding doors to rear. Open plan into: -
<u>KITCHEN:</u>	Extensive range of base and eye level units, woodblock work tops, integrated dishwasher and bin unit, larder unit, Oak effect flooring, wine rack. Built in Zanussi electric double oven and four ring induction hob, stainless steel extractor hood. Stainless steel single drainer sink unit with mixer tap. Two double glazed windows to rear. Open plan into: -
<u>UTILITY ROOM:</u>	Space for fridge/freezer, integrated washing machine, Oak effect flooring, vertical radiator. Double glazed door into rear garden.
<u>LANDING:</u>	Two storage cupboards, hatch to loft space with folding ladder and light. Double glazed window to side.
<u>BEDROOM ONE:</u>	Radiator, coved cornice ceiling, walk in wardrobe. Double glazed window to front.
<u>BEDROOM TWO:</u>	Radiator, coved cornice ceiling. Double glazed window to rear.
<u>BEDROOM THREE:</u>	Radiator, built in wardrobe, coved cornice ceiling. Double glazed window to front.
<u>BATHROOM:</u>	Luxury white suite comprising of low level WC with concealed flush, wash hand basin set into vanity unit, free standing bath, shower cubicle housing dual head mixer shower, porcelain tiled floor and walls, extractor fan. Two double glazed frosted windows to rear.

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 30ft (9.14m). Paved patio, lawn, outside tap, large shed, various shrubs.
<u>DRIVEWAY:</u>	Brick paved driveway with space for three cars.
<u>COUNCIL TAX BAND:</u>	D - 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

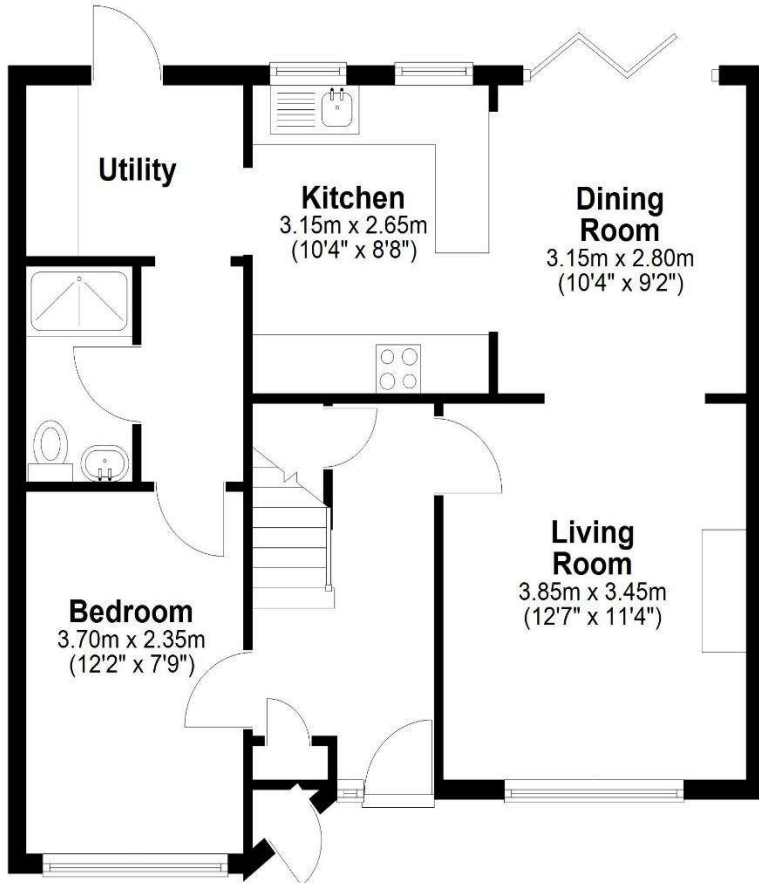


Corby Drive Englefield Green, Surrey, TW20 0RX

FLOORPLAN

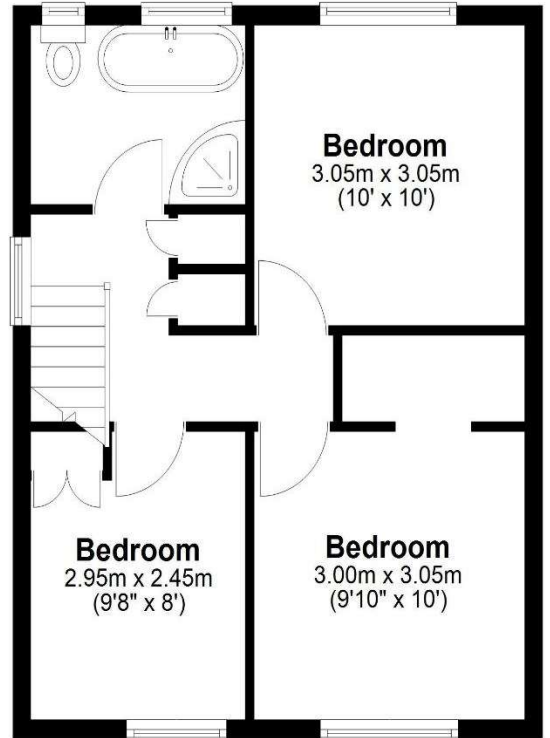
Ground Floor

Approx. 59.5 sq. metres (640.8 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



Total area: approx. 99.2 sq. metres (1068.2 sq. feet)

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

Corby Drive Englefield Green, Surrey, TW20 0RX

EPC

11 Corby Drive Englefield Green EGHAM TW20 0RX	Energy rating C
Valid until 21 May 2036	Certificate number 2736-2725-7600-0612-2226

Property type Semi-detached house

Total floor area 98 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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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