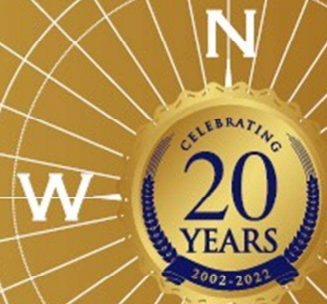


NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



Manor Leaze, Egham, Surrey, TW20 8NJ

£650,000 Freehold

Manor Leaze, Egham, Surrey, TW20 8NJ

A rarely available four double bedroom detached residence located in a hugely sought after cul-de-sac location. Accommodation comprises entrance hallway, study/playroom, kitchen, downstairs W.C, lounge/dining room, sun room, first floor bathroom, private rear garden, attached double garage offering potential to extend above subject to planning permission, and own driveway providing off street parking for up to three vehicles. **NO ONWARD CHAIN.**

Covered entrance area with ornate stained glass door.

ENTRANCE HALLWAY:

Stairs to first floor, coved ceiling, and doors to all rooms:

STUDY/PLAYROOM: 3.35m x 2.30m (11' x 7'7) Coved ceiling, wood block flooring, warm air heating system and front aspect double glazed box window.

KITCHEN: 3.85m x 2.25m (12'8 x 7'5) Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit, fitted oven and hob, space for other appliances, coved ceiling, part tiled walls, serving hatch, vinyl flooring, front aspect double glazed window and side aspect double glazed door.

DOWNSTAIRS W.C: Comprising low level W.C, wall mounted wash hand, part tiled walls, vinyl flooring and extractor fan.

LOUNGE/DINING ROOM: 5.85m x 4.57m (19'2 x 15') Coved ceiling, wood block flooring, feature fireplace with limestone surround and mantle, rear aspect double glazed window and rear aspect double glazed patio doors to:

SUN ROOM: 2.25m x 1.80m (7'5 x 5'11) Side aspect double glazed window, rear aspect double glazed window and side aspect double glazed French doors to garden.

FIRST FLOOR LANDING: Access to loft, coved ceiling airing/storage cupboard and doors to all rooms.

BEDROOM ONE: 3.15m x 3.07m (10'5 x 10'1) Coved ceiling, wooden floorboards and rear aspect double glazed window.

BEDROOM TWO: 3.35m x 3.25m (11' x 10'8) Coved ceiling, wooden floorboards and front aspect double glazed window.

BEDROOM THREE: 3.15m x 2.65m (10'4 x 8'8) Coved ceiling, wooden floorboards and rear aspect double glazed window.

BEDROOM FOUR: 3.35m x 2.70m (11' x 8'10) Coved ceiling, wooden floorboards and front aspect double glazed window.

FAMILY BATHROOM: Comprising panel enclosed bath with electric Aqualiser shower over, pedestal wash hand basin, low level W.C, part tiled walls, wooden floorboards and side aspect double glazed window.

OUTSIDE

REAR GARDEN: Approximately 35ft x 50ft Patio area, lawn area, flower shrub and tree borders, external tap, external power and light.

ATTACHED GARAGE: Up and over doors with power and lighting with rear window and door to garden.

OWN DRIVEWAY: Providing off street parking for up to three vehicles, with potential for more.

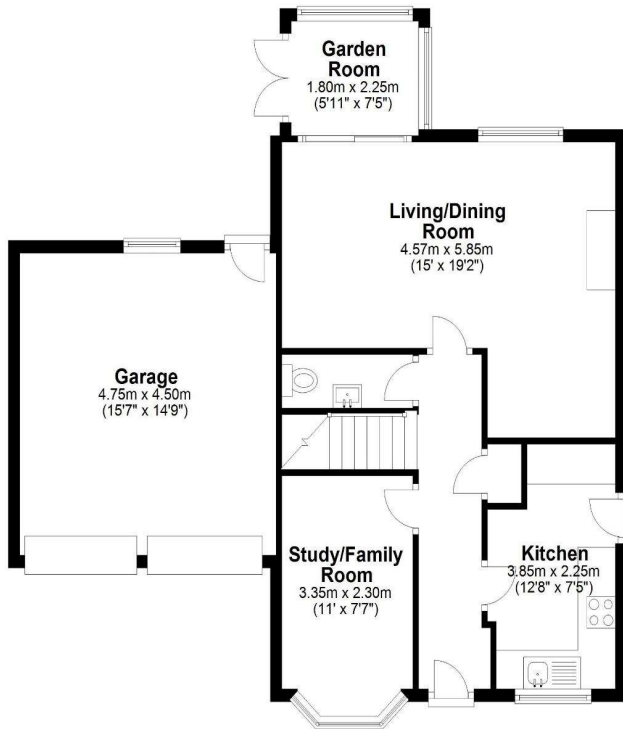
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOOR PLAN

EPC

Ground Floor

Approx. 76.2 sq. metres (820.6 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



Total area: approx. 126.3 sq. metres (1359.1 sq. feet)

Energy performance certificate (EPC)

2 Manor Leeze EGHAM TW20 8NJ	Energy rating E	Valid until: 9 February 2032 Certificate number: 9500-1006-1202-0352-1204
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Property type: Detached house

Total floor area: 99 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

