



A superbly presented three double bedroom Victorian detached house, situated close to local shops and schools. This spacious property offers white shaker style kitchen / diner, large lounge, on road parking, downstairs cloakroom, conservatory and 110ft (33.51m) rear garden with timber office/ sun room. Access to local recreation park, Egham Orbit Leisure Centre and Spa are all close at hand.

Thorpe Lea Road, Egham, Surrey, TW20 8BL

Double glazed door into:-

- PORCH:** 2.0m x 1.25m (6'6" x 4'2") Ornate tiled floor, coat rack. Glazed door into:-
- ENTRANCE HALLWAY:** 3.18m x 0.91m (10'6" x 3') Ornate tiled floor, heating vent, built in storage cupboard, stairs to first floor. Sliding door into:-
- LOUNGE:** 7.11m x 3.66m (23'4" x 12') Laminate floor, feature fireplace with fuel burner, beamed ceiling. Double glazed window to side, double glazed bay window to front with radiator under, built in desk with cupboards to side and over with concealed lighting, radiator and door to:
- W.C.:** 1.66m x 0.91m (5'6" x 3') In white with low level W.C, wash hand basin set into vanity unit, laminate floor, radiator, storage cupboard, part tiled walls, heated towel rail. Window to side.
- KITCHEN / DINER:** 4.68m x 4.56m (15'4" x 15') Extensive range of white Shaker style base and eye level units, woodblock work surfaces, feature brick wall, central island with storage and seating space, heating vent. Integrated Zanussi washing machine, extractor hood, built-in large American fridge / freezer, larder unit, cupboard housing Vaillant gas combi boiler. One and half bowl Butler style sink with chrome mixer tap. Double glazed window to side. Double glazed French doors into:-
- CONSERVATORY:** 4.67m x 3.39m (15'4" x 11'2") Part brick built with ceramic tiled floor, double glazed roof, light, power and built in timber shelving with cupboards below. Double glazed French doors onto raised patio area with steps down to garden.
- LANDING:** 5.85m x 1.56m (19'2" x 5'2") Hatch to loft space with fold down ladder.
- BEDROOM ONE:** 4.72m x 3.32m (15'6" x 10'10") Radiator, laminate floor, built-in floor to ceiling wardrobes and two double glazed windows to front.
- BEDROOM TWO:** 3.66m x 3.05m (12' x 10') Radiator, laminate floor. Double glazed window to rear.
- BEDROOM THREE:** 3.05m x 2.45m (10' x 8') Radiator, laminate floor. Double glazed window to rear.
- BATHROOM:** 1.97m x 1.86m (6'6" x 6'2") White suite comprising low level W.C with concealed flush, pedestal wash hand basin, heated towel rail, panel enclosed bath with chrome mixer shower over, tiled walls, wood block flooring. Frosted double glazed window to side.

OUTSIDE

- REAR GARDEN:** 33.51m (110ft) Raised paved patio with balcony and step down to lawn area, outside tap, various trees and shrubs and side access gate leading to Glebe Road.
- TIMBER OFFICE /
SUMMER HOUSE:** 4.88m x 2.74m (16' x 9') Split into two sections with light, power and covered veranda, one being for socialising, the other section for storage.
- FRONT GARDEN:** Small area with dwarf brick wall to front.

VIEWINGS:

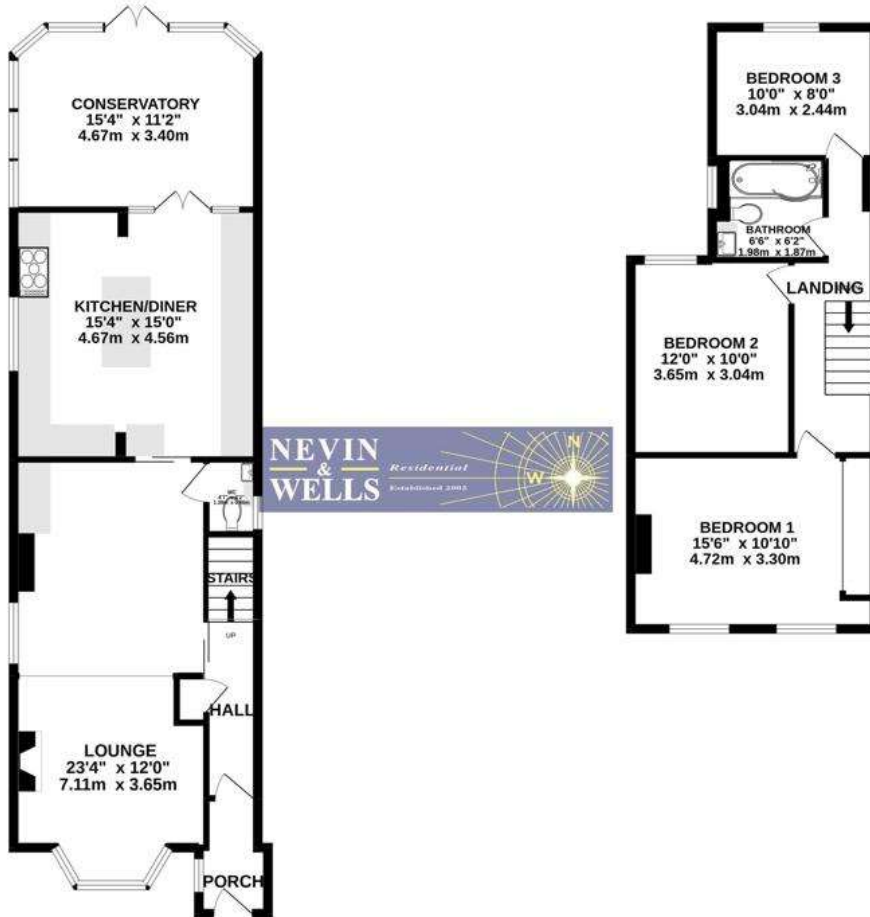
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

Thorpe Lea Road, Egham, Surrey, TW20 8BL

FLOOR PLAN

GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.




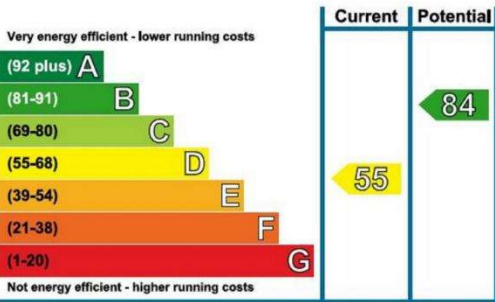


TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.

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.
Made with Metropix ©2022

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

Thorpe Lea Road, Egham, Surrey, TW20 8BL

EPC

Energy Performance Certificate		HM Government	
120, Thorpe Lea Road, EGHAM, TW20 8BL			
Dwelling type:	Detached house	Reference number:	9448-2080-7267-5903-6990
Date of assessment:	14 March 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	14 March 2017	Total floor area:	108 m ²
Use this document to:			
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 			
Estimated energy costs of dwelling for 3 years:			£ 3,699
Over 3 years you could save			£ 1,740
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 201 over 3 years	
Heating	£ 3,006 over 3 years	£ 1,521 over 3 years	
Hot Water	£ 354 over 3 years	£ 237 over 3 years	
Totals	£ 3,699	£ 1,959	
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>			
Energy Efficiency Rating			
		<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,305	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 198	
3 Low energy lighting for all fixed outlets	£35	£ 120	
See page 3 for a full list of recommendations for this property.			
<p>To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>			