



Priced to sell, is this four bedroom terraced home which offers fantastic accommodation throughout including, two bathrooms, large kitchen/diner with conservatory, 26'3 lounge with bay window to front. There is also a timber cabin currently used as an office and a single garage to the rear. Located close to local shops and schools, with easy access to M25 and Heathrow. **NO ONWARD CHAIN.**

Thorpe Lea Road, Egham, Surrey, TW20 8HP

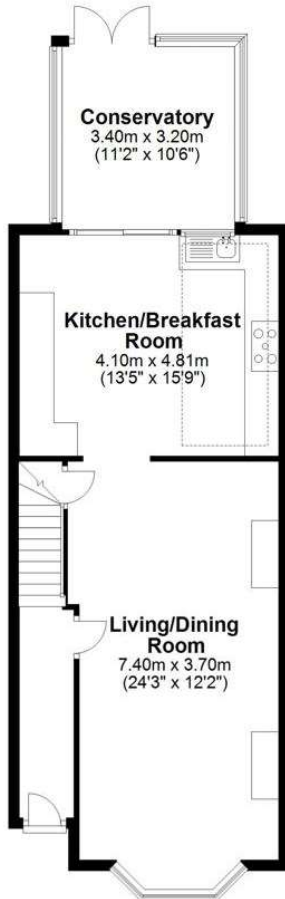
Front door into entrance hall with stairs to first floor and door to:

- LOUNGE:** 8.11m x 3.92m (26'3 x 12'10) Wood effect laminate flooring, under stair storage cupboard, alcove shelving, double glazed bay window to front with radiator under. Archway to:
- KITCHEN/
BREAKFAST
ROOM:** 4.61m x 4.08m (15'13 x 13'4) Eye and base level units with rolled edge work surfaces, part tiled walls, space for appliances, one and half bowl sink unit with mixer tap, six Velux triple glazed windows, fully tiled floor, wall mounted boiler, double radiator and sliding doors into:
- CONSERVATORY:** 3.26m x 3.21m (10'8 x 10'6) Fully tiled floors, double glazed windows surround, radiator and double glazed door to rear.
- LANDING:** Doors to bedrooms and built in airing cupboard.
- BEDROOM TWO:** 4.23m x 3.65m (13'10 x 11'11) Full height built in wardrobes, radiator and double glazed double aspect windows to front.
- BEDROOM THREE:** 3.64m x 3.22m (11'11 x 10'6) Wood effect laminate flooring, radiator and double glazed window to rear.
- BEDROOM FOUR:** 3.26m x 1.96m (10'8 x 6'4) Wood effect laminate floor, raised cabin bed, radiator and double glazed window to rear.
- BATHROOM:** Panel enclosed bath with mixer taps, wall mounted shower unit with screen, pedestal wash hand basin, low level W.C, heated towel rail, part tiled walls and double glazed window to side.
- STAIRS TO:**
- BEDROOM ONE:** 3.96m x 3.04m (13'0 x 9'11) Wood flooring, radiator, double aspect double glazed windows to rear and door to:
- EN-SUITE
SHOWER:** Low level W.C, pedestal wash hand basin, radiator, two Velux windows, built in cupboard, eaves storage and walk in shower cubicle.
- OUTSIDE**
- REAR GARDEN:** 40ft. Mainly laid to lawn, paved patio area, outside tap, fully enclosed by fencing, rear access to garage.
TIMBER CABIN: 3.77m x 2.76m (12'4 x 9'0) Timber cladding, light, power, double glazed windows to front and door.
- GARAGE:** Detached and single built with metal up and over door, approached via rear access road.
- VIEWINGS:** By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk

FLOORPLAN

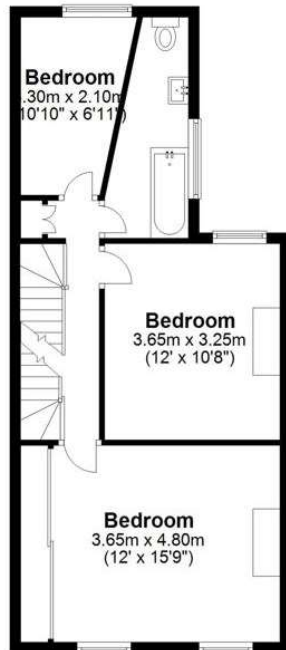
Ground Floor

Approx. 66.5 sq. metres (715.5 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



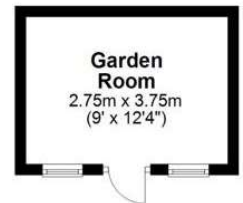
Second Floor

Approx. 25.7 sq. metres (276.7 sq. feet)



Garden Room

Approx. 10.3 sq. metres (111.0 sq. feet)



Total area: approx. 151.1 sq. metres (1626.8 sq. feet)

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

Thorpe Lea Road, Egham, Surrey, TW20 8HP

EPC

Energy performance certificate (EPC)

163 Thorpe Lea Road
EGHAM
TW20 8HP

Energy rating

D

Valid until: 5 April 2032

Certificate number: 9912-3124-0000-0516-6202

Property type: Mid-terrace house

Total floor area: 126 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 D. 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

