

NEVIN & WELLS

Distinctive Homes

Established 2002



Manor Leaze, Egham, Surrey, TW20 8NJ

£650,000 Freehold

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A spacious four bedroom detached residence which was previously the show house, situated in a quiet cul-de-sac, within a ten minute walk of Egham station. This family home benefits from three reception room, cloakroom, family bathroom and double length garage. To the rear there is a secluded 82ft (25m) garden and to the front, driveway for three cars. Access to local schools, Orbit Leisure Centre and the new Magna Square development is also close at hand.

Hardwood front door leading into:

ENTRANCE HALLWAY:

Coved cornice ceiling, warm air vent, under stairs cupboard. Stairs to first floor.

CLOAKROOM:

Low level W.C, wash hand basin, part tiled walls. Frosted double glazed window.

STUDY:

4.11m x 2.39m (13'6 x 7'10) Warm air vent, coved cornice ceiling. Double glazed bow window to front.

LOUNGE:

4.67m x 3.66m (15'4 x 12'0) Warm air vent, woodblock flooring, coved cornice ceiling. Double glazed bow window to rear. Glazed French doors into:

DINING ROOM:

3.30m x 2.74m (10'10 x 9'0) Warm air vent, woodblock flooring, coved cornice ceiling. Double glazed window to rear.

KITCHEN:

3.35m x 2.74m (11'0 x 9'0) Range of base and eye level units, laminate work surfaces, space for fridge, part tiled walls, space for cooker, cupboard housing gas warm air boiler, single bowl single drainer sink with chrome mixer tap. Double glazed door to side access. Double glazed window to front.

LANDING:

Hatch to loft space, coved cornice ceiling, airing cupboard, doors to all bedrooms.

BEDROOM ONE:

4.06m x 3.30m (13'4 x 10'10) Warm air vent, coved cornice ceiling, wash hand basin, shower cubicle. Double glazed window to rear.

BEDROOM TWO:

3.35m x 3.10m (11'0 x 10'2) Warm air vent, coved cornice ceiling. Double glazed window to rear.

BEDROOM THREE:

3.56m x 2.44m (11'8 x 8'0) Warm air vent, coved cornice ceiling. Double glazed window to front.

BEDROOM FOUR:

3.35m x 2.13m (11'0 x 7'0) Warm air vent, coved cornice ceiling. Double glazed window to front.

BATHROOM:

Modern white suite comprising low level W.C, pedestal wash hand basin, panelled bath with manual shower attached, part tiled walls, chrome radiator and towel rail, warm air vent. Frosted double glazed window to front.

OUTSIDE

REAR GARDEN:

82ft (25m) Lawn, paved patio, various trees and shrubs, timber shed, side access gate. Very secluded and backing onto a stream.

FRONT GARDEN:

Laid to lawn, with inset flower beds.

GARAGE:

8.89m x 2.54m (29'2 x 8'4) Light, power, access to meters. Door to rear. Fibreglass up and over door to front.

DRIVEWAY:

Parking for three vehicles.

COUNCIL TAX BAND:

F - Runnymede Borough Council

VIEWINGS:

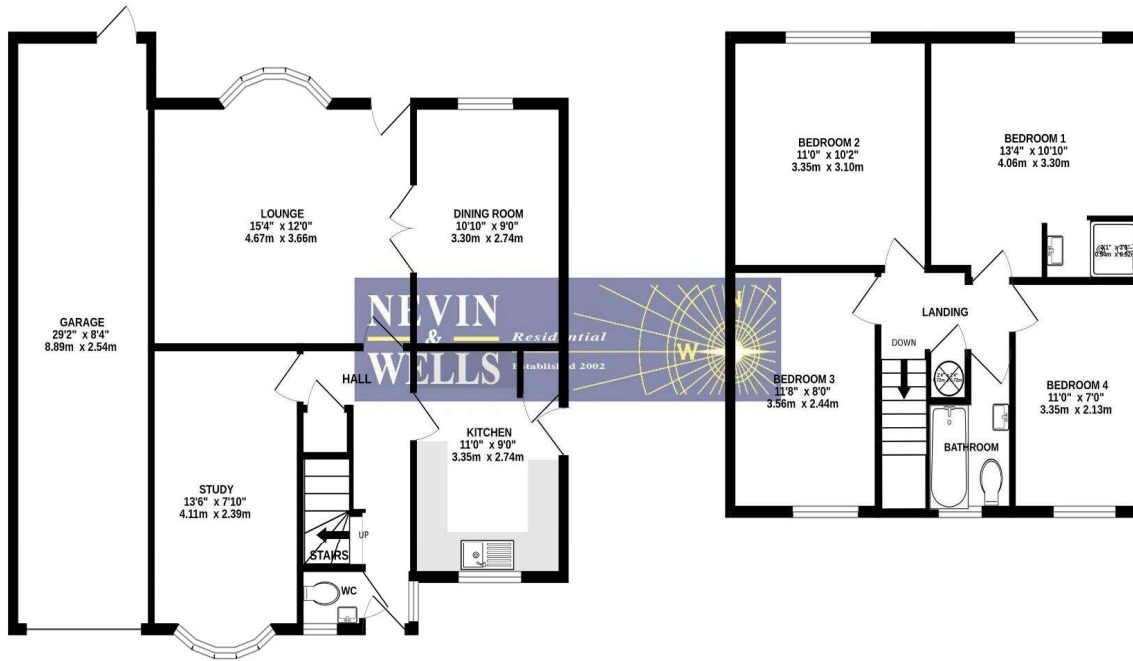
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437437 or visit www.nevinandwells.co.uk

FLOOR PLAN

EPC

GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.

1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1424 sq.ft. (132.3 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 6/2023

Energy performance certificate (EPC)

30 Manor Lease EGHAM TW20 8NJ	Energy rating E	Valid until: 7 February 2033 Certificate number: 0600-9180-0522-8001-1273
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Property type	Detached house
Total floor area	101 square metres

Rules on letting this property

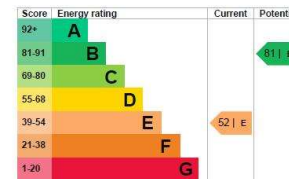
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](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

