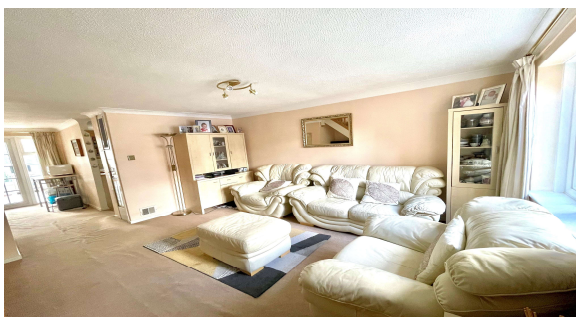




**Larksfield, Englefield Green, TW20 0RA**

**£440,000 Freehold**



Situated in a quiet cul-de-sac in the heart of Englefield Green village is this three bedroom house with a garage to the side that will easily convert into an office. In addition there is double glazing throughout, conservatory, separate kitchen and two receptions. A superb opportunity to buy a family home with **NO ONWARD CHAIN**. Access the M25, M3 and M4 are close by with Windsor Great Park right on your doorstep, as well as the village green and local shops. The schooling is excellent within the local area and Egham or Virginia Water stations are a short drive giving superb access to Waterloo.

**Larksfield, Englefield Green, Surrey, TW20 0RA**

Double glazed front door into:

**ENTRANCE  
PORCH:**

with door to:

**LOUNGE:**

**7.80m x 4.25m (25'7 x 13'11)** Stairs to first floor, double glazed window to front and open to:

**DINING ROOM:**

Under stair storage cupboard, opening to kitchen and double glazed doors to:

**CONSERVATORY:**

**3.95m x 3.40m (12'11 x 11'2)** Double glazed window surround, part brick wall and double glazed doors to rear garden.

**KITCHEN:**

**2.80m x 2.05m (9'2 x 6'9)** Eye and base level units with rolled edge work surfaces, space for appliances, fitted oven with extractor over, fitted fridge/freezer, built in airing cupboard, part tiled walls and double glazed window to rear.

**LANDING:**

Double glazed window to side hatch to loft and doors to:

**BEDROOM ONE:**

**4.25m x 2.60m (13'11 x 8'6)** Over stairs storage cupboard and double aspect double glazed windows to front.

**BEDROOM TWO:**

**2.80m x 2.35m (9'2 x 7'9)** Fitted wardrobes and double glazed window to rear.

**BEDROOM THREE:**

**2.80m x 1.85m (9'2 x 6'1)** Fitted wardrobes and double glazed window to rear.

**BATHROOM:**

Panel enclosed bath with mixer tap and electric shower over, low level W.C, pedestal wash hand basin with mixer tap and extractor.

**OUTSIDE**

**REAR GARDEN:**

**35ft wide.** Fully paved with fencing, timber shed and rear access gate, side access gate and door into:

**SINGLE GARAGE:**

With light and power. Ideal to convert into office.

**PARKING:**

Space in front of garage

**COUNCIL TAX  
BAND:**

**D - Runnymede Borough Council**

**VIEWINGS:**

**By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**



@NEVIN\_AND\_WELLS

Scan the QR code to follow us on instagram

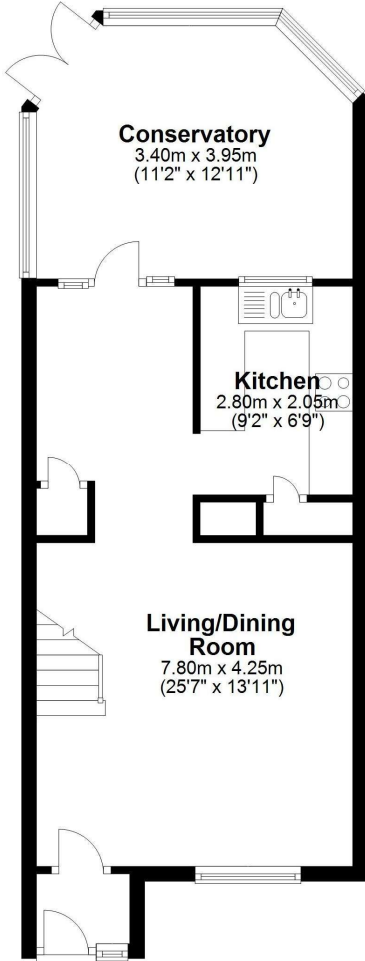


Larksfield, Englefield Green, Surrey, TW20 0RA

FLOORPLAN

**Ground Floor**

Approx. 48.3 sq. metres (519.7 sq. feet)



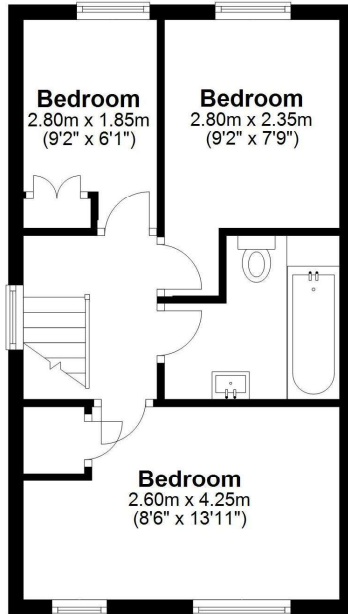
**Conservatory**  
3.40m x 3.95m  
(11'2" x 12'11")

**Kitchen**  
2.80m x 2.05m  
(9'2" x 6'9")

**Living/Dining Room**  
7.80m x 4.25m  
(25'7" x 13'11")

**First Floor**

Approx. 33.3 sq. metres (358.4 sq. feet)



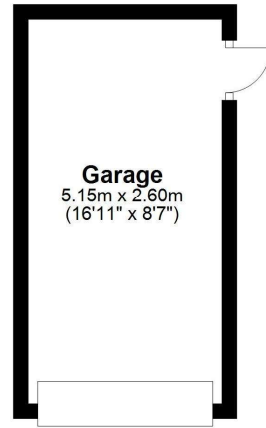
**Bedroom**  
2.80m x 1.85m  
(9'2" x 6'1")

**Bedroom**  
2.80m x 2.35m  
(9'2" x 7'9")

**Bedroom**  
2.60m x 4.25m  
(8'6" x 13'11")

**Garage**

Approx. 13.4 sq. metres (144.3 sq. feet)



**Garage**  
5.15m x 2.60m  
(16'11" x 8'7")

Total area: approx. 95.0 sq. metres (1022.5 sq. feet)

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

Larksfield, Englefield Green, Surrey, TW20 0RA

EPC

**Energy performance certificate (EPC)**

83 Larksfield Englefield Green EGHAM TW20 0RA	Energy rating <b>D</b>	Valid until: 29 August 2032 Certificate number: 7912-0129-0000-0510-6272
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Property type	end-terrace house
Total floor area	66 square metres

**Rules on letting this property**

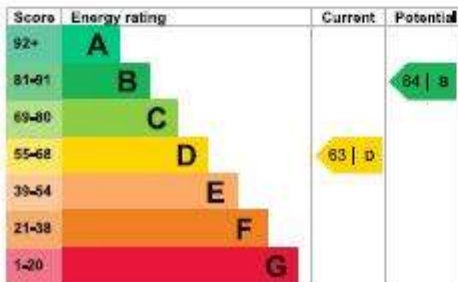
Properties can be let if they have an energy rating from A to E.

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 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