

# NEVIN — & — WELLS

*Distinctive Homes*

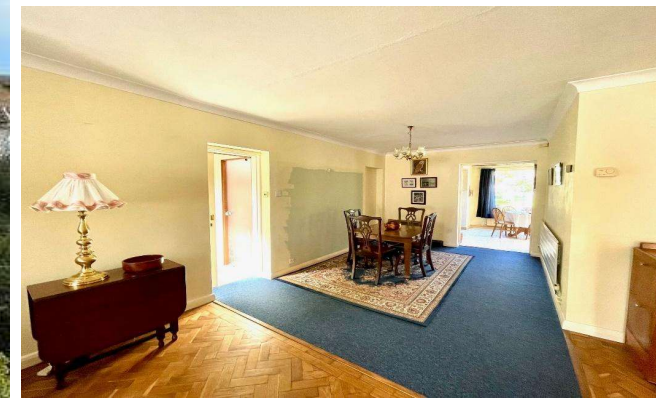
Established 2002

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**Kingswood Close, Englefield Green, TW20 0NQ   OIEO £950,000 Freehold**





## Kingswood Close, Englefield Green, Surrey, TW20 0NQ

Situated on a fantastic plot in undoubtedly one of the areas most salubrious postcodes is this three bedroom detached residence. This property offers versatile accommodation and the potential to extend into the roof space (subject to planning permission). The rear garden extends to 125ft backing onto Coopers Hill fields with stunning walks to the Air Forces Memorial leading to Runnymede and the Magna Carta Tea Rooms. Englefield Green Village is convenient for access to the M25, Heathrow and offers amazing outdoor living with Windsor Great Park on your doorstep. Being sold with **NO ONWARD CHAIN** by the sellers sole agent.

Hardwood front door into:

### ENCLOSED PORCH:

Window to front, tiled floor with door to:

### ENTRANCE VESTIBULE:

Parquet flooring open plan to:

### LOUNGE/ DINING ROOM:

**10.75m x 3.00m (35'3 x 9'10)** Parquet flooring, Yorkstone fireplace, double glazed bay window to front and double glazed window to side, radiators and doors to all rooms.

INNER HALLWAY: Radiator, window to front and door to:

SHOWER ROOM: Low level W.C, pedestal wash hand basin, fully tiled floor and walls, heated towel rail, ceiling skylight, walk in shower.

### KITCHEN/ BREAKFAST ROOM:

**KITCHEN AREA: 3.40m x 2.70m (11'2 x 8'10)**  
**BREAKFAST ROOM: 3.40m x 3.10m (11'2 x 10'2)**  
Eye and base level units with rolled edge work surfaces, space for appliances, walk in pantry, fully tiled floors part tiled walls, built in oven and hob, one and half bowl sink unit with mixer tap, double glazed window to rear and open plan to breakfast room with radiator, fully tiled floors. Double glazed window to rear and door to:

SUN ROOM: **4.30m x 3.10m (14'1 x 10'2)** Fully tiled floors, double glazed window and sliding doors to rear. Door to:

BEDROOM THREE /STUDY: **3.10m x 2.85m (10'2 x 9'4)** Double glazed window to rear and door to:

OFFICE/WORKSHOP: **3.47m x 2.85m (11'4 x 9'4)** Hatch to loft with pull down ladder, light and power. External door to side.

BEDROOM ONE: **5.55m x 3.35m (18'2 x 11')** Radiator, double glazed bay window to front and built in six door wardrobes.

BEDROOM TWO: **4.75m x 3.35m (15'7 x 11')** Radiator and double glazed window to rear.

BATHROOM: Panel enclosed bath with mixer tap and shower attachment, vanity sink unit with cupboard below, window to rear, heated towel rail and airing cupboard.

### OUTSIDE

REAR GARDEN: **125 ft x 51 ft.** Mainly laid to lawn with ornate pond, paved area, mature trees, shrubs and bedding plants with side access and backing on to Coopers Hill playing field.

GARDEN ROOM: **4.50m x 2.70m (14'9 x 8'10)** Attached to rear of property with windows and sliding patio doors.

FRONT GARDEN: Lawned area with ornate fountain and pathway to door.

ATTACHED GARAGE: **5.30m x 2.85m (17'5 x 9'4)** Single built with light and power, approached via

SWEEPING DRIVEWAY: With ample parking for three to four vehicles.

COUNCIL TAX BAND: G - Runnymede Borough Council

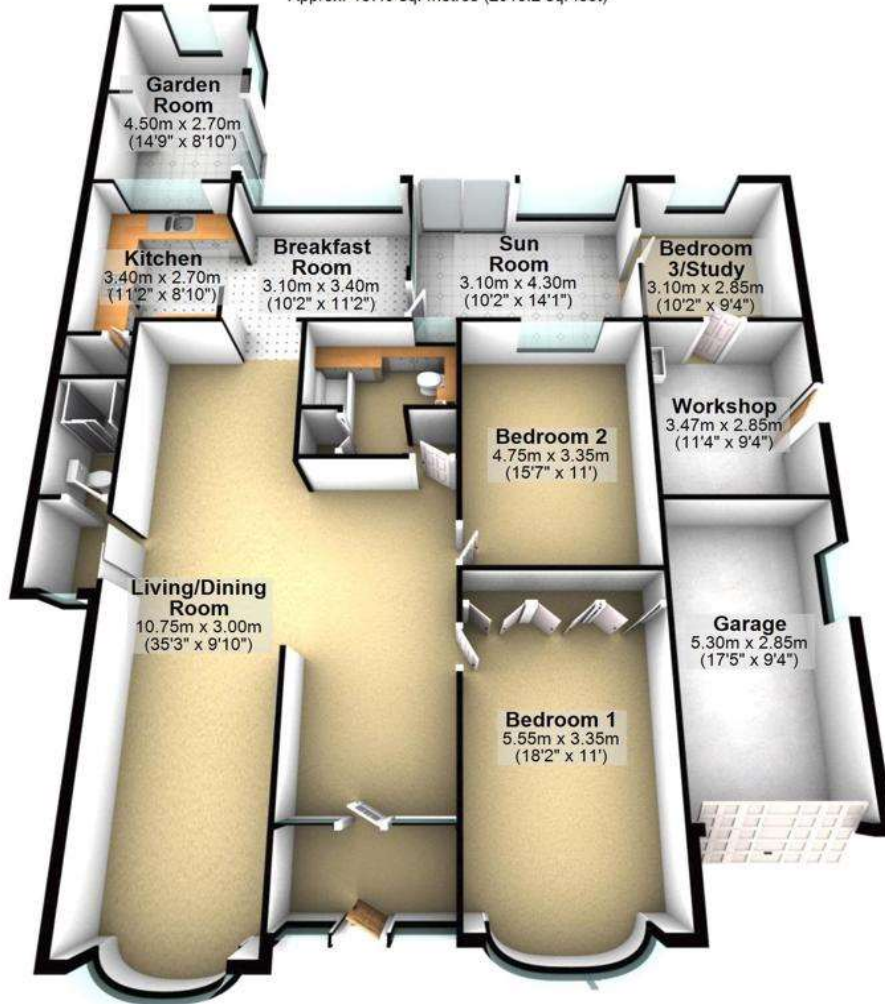
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

## FLOOR PLAN

## EPC

### Ground Floor

Approx. 187.0 sq. metres (2013.2 sq. feet)



Total area: approx. 187.0 sq. metres (2013.2 sq. feet)

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

17 Kingswood Close Englefield Green EGHAM TW20 0NQ		Energy rating <b>E</b>
Valid until 28 March 2033	Certificate number 2514-1018-9267-3807-0200	

Property type: Detached bungalow

Total floor area: 118 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](#).

### 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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



