



Thorpe Lea Road, Egham, TW20 9BT

O.I.E.O £1,000,000 F/H



A very deceptive six bedroom detached residence located twixt Egham/Thorpe. This property is a fantastic opportunity for a family looking to expand or accommodate others given the internal size and potential it offers. Accommodation comprises entrance porch, four/five reception rooms, fitted kitchen, utility room, three bathrooms, private low maintenance rear garden with Alfresco kitchen area and own driveway providing off street parking for up to eight vehicles approached via electric gates.

Elmwood, Thorpe Lea Road, Egham, Surrey, TW20 8JJ

Double glazed main door to::

ENTRANCE PORCH:

Storage cupboards, laminate wood effect flooring, front and side aspect double glazed windows and double glazed door to: -

LIVING ROOM:

Stairs to first floor, coved ceiling, under stairs storage cupboard, radiators, laminate wood effect flooring, side aspect double glazed windows. front aspect double glazed windows and door opening to:

FAMILY ROOM:

Coved ceiling, radiator, laminate wood effect flooring and front aspect double glazed box bay window.

DINING ROOM:

Coved ceiling, radiator, laminate wood effect flooring and opening to: -

FITTED KITCHEN:

Comprising eye and base low level units, rolled edge work surfaces, twin bowl double sink unit with mixer tap and drainer, built in double oven, hob and extractor over, fitted dish washer, coved ceiling, radiator and vinyl flooring

**RECEPTION ROOM/
THROUGH LOUNGE:**

Coved ceiling, radiator, laminate wood effect flooring, rear aspect double glazed windows, rear aspect double glazed folding doors to garden and part glazed door to:-

UTILITY ROOM:

Comprising eye and base level units, with rolled edge work surfaces, stainless steel drainer unit with mixer tap, built in microwave, space for appliances, coved ceiling, tiled flooring, tiled walls and rear aspect double glazed door to additional utility area with space for further appliances and double glazed door to covered patio area.

**GROUND FLOOR
SHOWER ROOM:**

Comprising eye and base level units, with rolled edge work surfaces, stainless steel drainer unit with mixer tap, built in microwave, space for appliances, coved ceiling, tiled flooring, tiled walls and rear aspect double glazed door to additional utility area with space for further appliances and double glazed door to covered patio area.

FIRST FLOOR LANDING:

Access to loft, coved ceiling, side aspect double glazed window, hand rail and balustrade and doors to all rooms.

BEDROOM:

Coved ceiling, built in wardrobes, drawers, radiator, fitted carpet, side aspect double glazed window and front aspect double glazed window.

BEDROOM:

Coved ceiling, built in wardrobes and cupboard, radiator, fitted carpet, side aspect double glazed window and front aspect double glazed window

BEDROOM:

Coved ceiling, built in wardrobes, picture rail, radiator and side aspect double glazed window.

BEDROOM:

Coved ceiling, built in wardrobes, radiator, fitted carpet and rear aspect double glazed window

BEDROOM:

Coved ceiling, built in wardrobes, drawers, radiator and rear aspect double glazed window.

**LUXURY FAMILY
BATHROOM:**

White three piece suite comprising panel enclosed bath with shower attachment over and concertina glass shower screen, vanity enclosed wash hand basin, concealed low level WC, heated towel rail, hand dryer, extractor fan, part tiled walls and tiled flooring.

**ADDITIONAL
BATHROOM:**

White three piece comprising panel enclosed bath, low level WC, pedestal wash hand basin and rear aspect double glazed window.

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OUTSIDE

REAR GARDEN: Approximately 45ft x 45ft. Raised and covered patio area, lawn area, external power and lighting, gate to side and pathways to brick built storage shed and brick built Alfresco kitchen/home office with full power, lighting and double glazing.

GARAGE/BEDROOM: Front aspect windows, radiator and fitted carpet.

OWN DRIVEWAY: Providing off street parking for up to eight vehicles approached via electric gated entrance.

COUNCIL TAX BAND: F - Runnymede Borough Council

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



EPC

Elmwood Thorpe Lea Road EGHAM TW20 8JJ	Energy rating D
Valid until 18 November 2034	Certificate number 6490-8218-0722-1491-3943

Property type	Detached house
Total floor area	181 square metres

Rules on letting this property

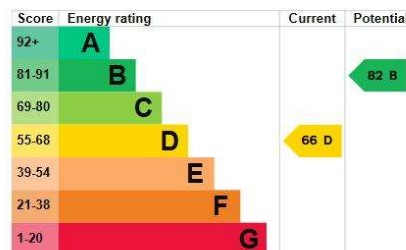
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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FLOORPLAN

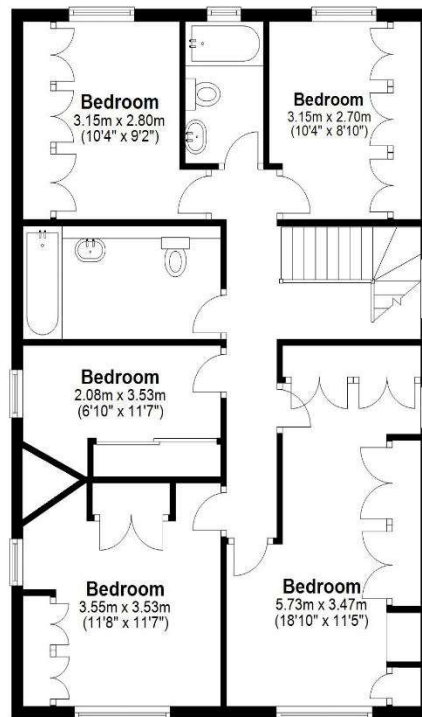
Ground Floor

Approx. 132.4 sq. metres (1425.5 sq. feet)



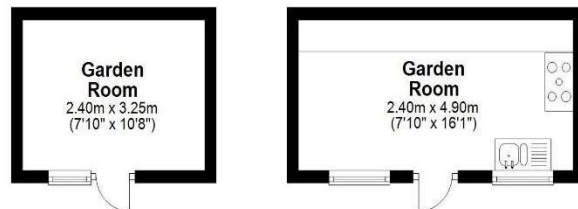
First Floor

Approx. 77.2 sq. metres (831.5 sq. feet)



Garden Room

Approx. 19.6 sq. metres (210.5 sq. feet)



Total area: approx. 229.2 sq. metres (2467.5 sq. feet)

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