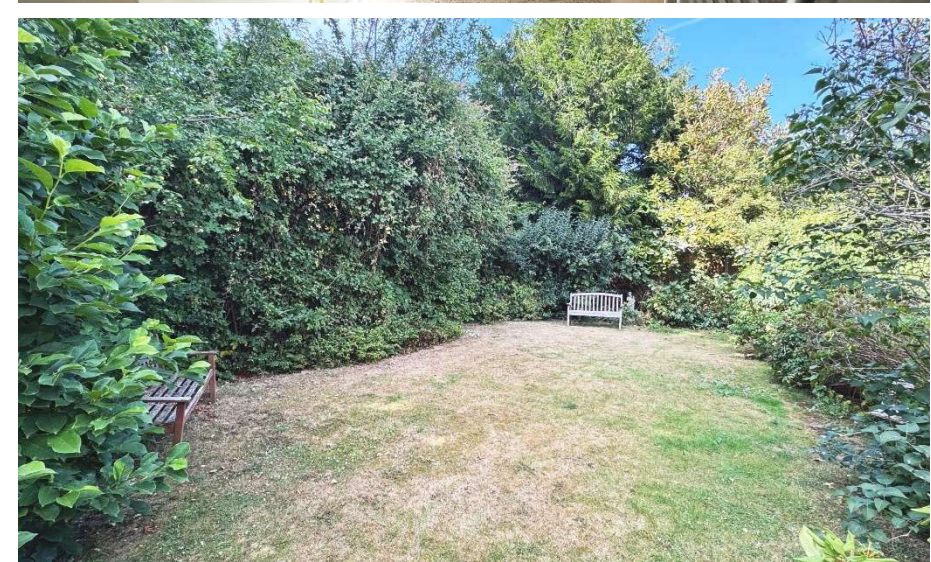
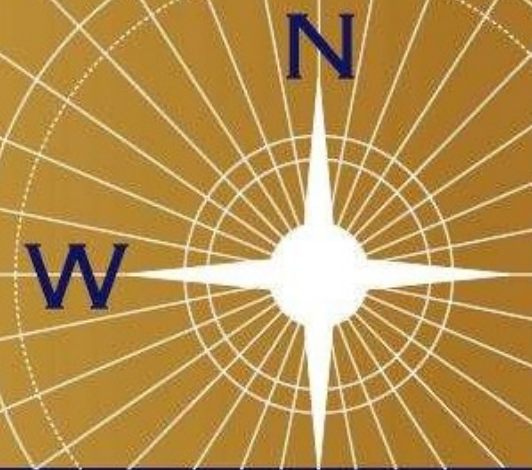


NEVIN — & — WELLS

Distinctive Homes

Established 2002



Manor Way, Egham, Surrey, TW20 9NG

O.I.E.O £700,000 F/H

Manor Way, Egham, Surrey, TW20 9NG

Situated in Egham’s premier road, a Tudor style 1930’s semi detached home, in need of renovation. Properties in this exclusive location readily lend themselves to extension and loft conversion (S.T.P.P). Comprising three double bedrooms, two reception rooms, large kitchen, conservatory and modern shower room. The mature 110ft (33.53m) garden is extremely secluded and there is ample parking via a private drive. Access to the mainline station, High street and schools is a ten minute walk. Runnymede National Trust and Windsor Great Park are also close at hand.

<u>ORNATE CANOPY:</u>	Angled brick supports and timber beams, courtesy lights under. Original oak front door into: -
<u>ENTRANCE HALLWAY:</u>	Oak flooring, radiator, picture rails, stairs to first floor. Doors into lounge, dining room and kitchen.
<u>CLOAKROOM:</u>	Low level WC, wash hand basin, storage cupboard housing meters and fuseboard. Window to side.
<u>DINING ROOM:</u>	Radiator, picture rail, storage recess. Double glazed leaded light window to front.
<u>KITCHEN:</u>	Range of oatmeal colour base and eye level units with breakfast bar, laminated work tops, tiled splash back, space for dishwasher, tiled effect floor, wall mounted gas boiler. Built in electric double oven, four ring gas hob, overhead extractor hood, space for washing machine, space for fridge/freezer. Stainless steel single bowl sink with chrome mixer tap. Double glazed window to rear, window to side. Door into: -
<u>PORCH:</u>	To side of kitchen. Door to side access path.
<u>LOUNGE:</u>	Radiator, picture rail, feature fireplace housing electric fire with ornate surround. Double glazed French doors into: -
<u>CONSERVATORY:</u>	Brick base and double glazed mainframe, oak effect flooring. Double glazed French doors into rear Garden.
<u>FIRST FLOOR LANDING:</u>	Storage cupboard, eaves storage, hatch to loft space. Window to side.

<u>BEDROOM ONE:</u>	Radiator, picture rail, built in wardrobes and drawer units. Leaded light double glazed window to front.
<u>BEDROOM TWO:</u>	Radiator, picture rail, storage cupboard, built in wardrobes. Double glazed window to rear.
<u>BEDROOM THREE:</u>	Radiator, picture rail, fitted shelving. Double glazed window to rear.
<u>SHOWER ROOM:</u>	In white with low level WC, wash hand basin set into vanity unit, shower cubicle housing mixer shower, chrome ladder radiator, fully tiled walls, medicine cabinet. Double glazed window to side.

OUTSIDE

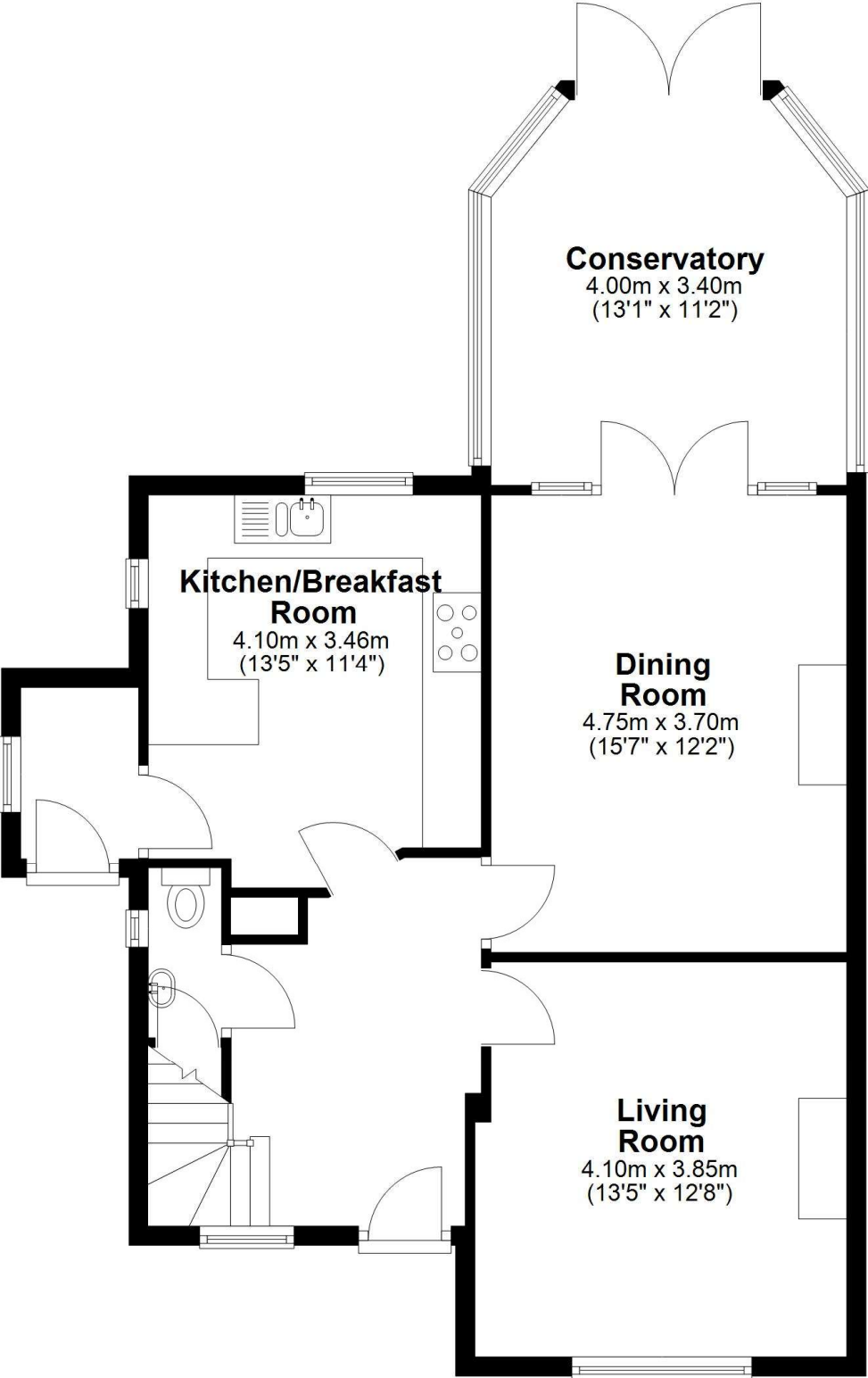
<u>REAR GARDEN:</u>	Approx 110ft (33.53m) A mature garden with many varied trees and shrubs, patio, outside tap, external light and side access.
<u>FRONT GARDEN:</u>	Inset shrubs and flowers.
<u>GARAGE:</u>	Detached single garage, approached via private drive.
<u>OWN DRIVEWAY:</u>	Concrete drive with parking space for three vehicles.
<u>N.B.:</u>	This property could be either extended or loft converted, subject to planning permission.
<u>COUNCIL TAX BAND:</u>	F – Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



FLOORPLAN

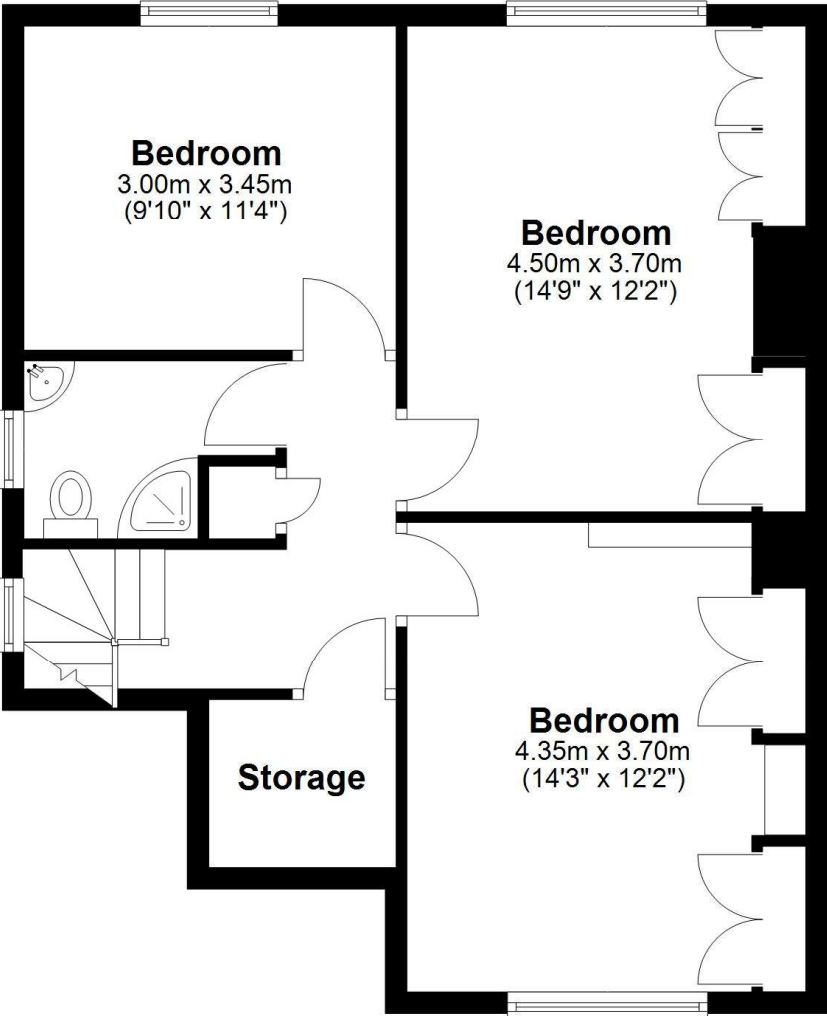
Ground Floor

Approx. 77.0 sq. metres (829.3 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.7 sq. feet)



Total area: approx. 135.0 sq. metres (1453.0 sq. feet)

EPC

33 Manor Way EGHAM TW20 9NQ		Energy rating D
Valid until 1 July 2035	Certificate number 7335-3223-8500-0879-2206	

Property type	Semi-detached house
Total floor area	119 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 C.
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

