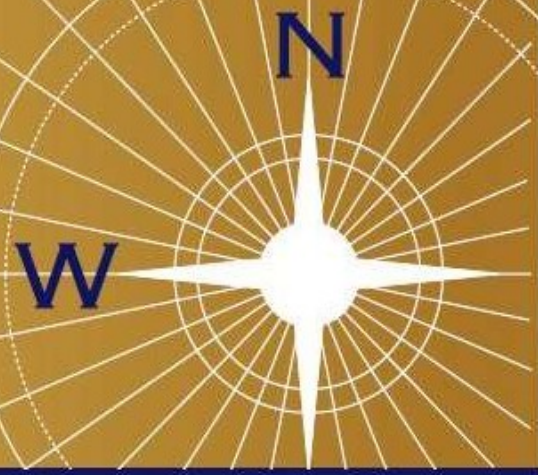


NEVIN — & — WELLS

Distinctive Homes

Established 2002



Simons Walk, Englefield Green, TW20 9SQ

Guide Price £900,000 F/H

Simons Walk, Englefield Green, TW20 9SQ

Rarely does a property in this premier road come to the market with so much potential to make your own mark and offer the option of extending (S.T.P.P). Currently a three bedroom residence with two reception rooms, office, two garages and a 140ft garden to the rear. Located within close proximity to Windsor Great Park, various private schools, golf clubs, health spas and offering easy access to motorways, as well as Heathrow and London. Call for an appointment at one of our open house viewings to avoid disappointment.

Front door to:

ENTRANCE HALLWAY:

Parquet flooring, radiator, staircase with cupboard below, window to front and door to:

LOUNGE:

Feature fireplace, parquet flooring, double glazed bay window to front and double glazed window to side with radiator under.

DINING ROOM:

Feature fireplace, radiator, serving hatch and double glazed sliding patio doors onto rear garden.

KITCHEN:

Eye and base level units with rolled edge work surfaces, double bowl sink unit with mixer tap, space for appliances, part tiled walls, double glazed window to rear and external door to rear.

LANDING:

Hatch to loft and doors to:

MASTER BEDROOM:

Double glazed window to front with radiator under.

BEDROOM TWO:

Radiator, built in wardrobes and fitted wardrobe, double aspect double glazed windows to front and side.

BEDROOM THREE:

Radiator, built in wardrobe, built in airing cupboard, pedestal wash hand basin with tiled splash back and double glazed window to rear.

OFFICE:

Double glazed window to rear.

BATHROOM:

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, radiator, heated towel rail, part tiled walls and double glazed window to rear.

SEPARATE WC:

Low level WC, part tiled walls and double glazed window to rear.

OUTSIDE

REAR GARDEN:

Approximately 140ft being mainly laid to lawn with various mature fruit trees and shrubs, side access and offering much privacy and seclusion.

FRONT:

Lawned area with potential for in and out driveway

INTEGRAL GARAGE:

With double doors to front, light and power.

ATTACHED GARAGE:

With light and power (we have been advised that the footings are able to take a first floor extension but have not seen this in writing.)

COUNCIL TAX BAND:

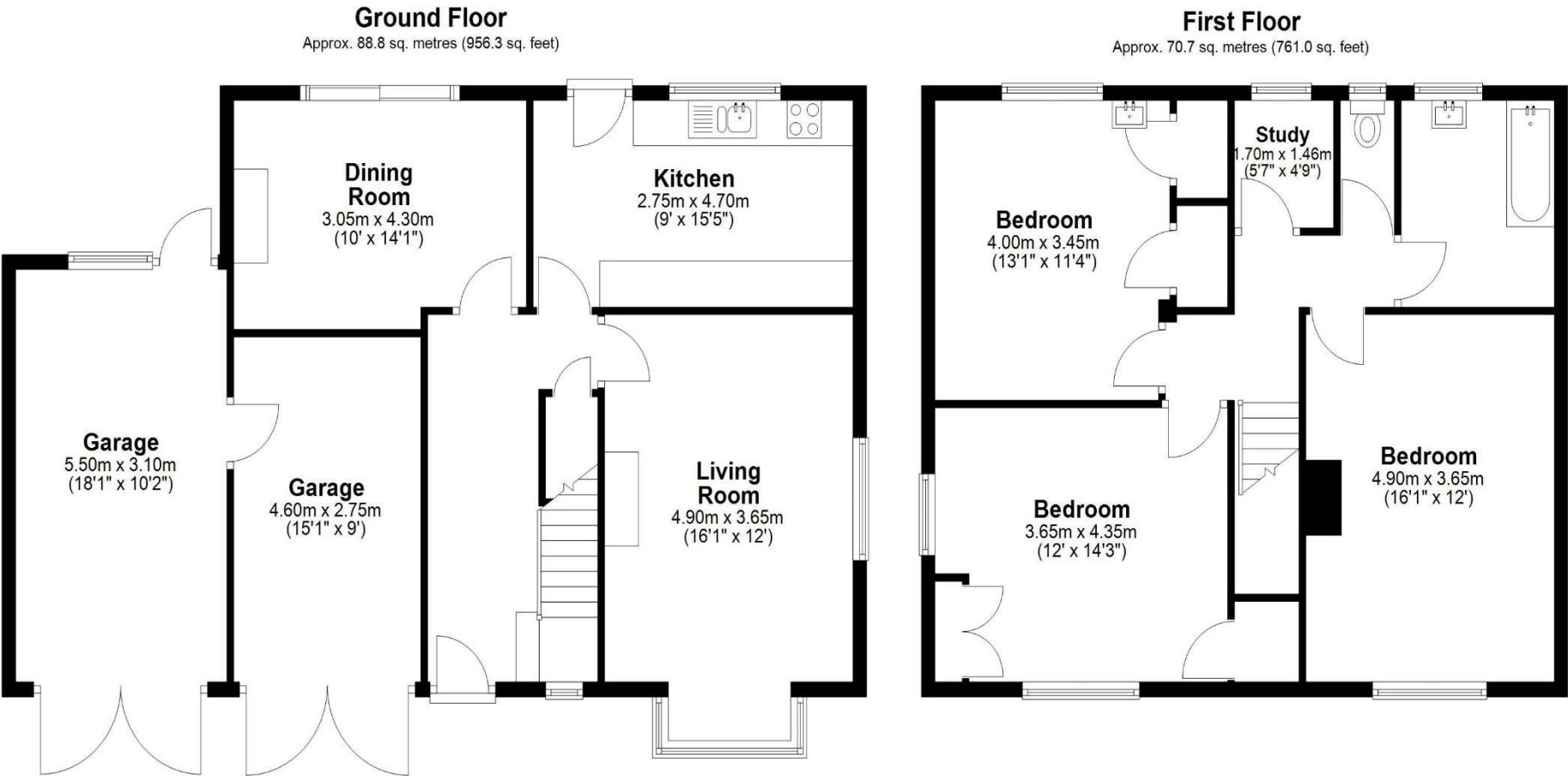
G – Runnymede Borough Council

VIEWINGS:

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



FLOORPAN



Total area: approx. 159.5 sq. metres (1717.3 sq. feet)

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

EPC

46 Simons Walk
Englefield Green
EGHAM
TW20 9SQ

Energy rating
E

Valid until
11 August 2035

Certificate number
0390-2252-6280-2295-3741

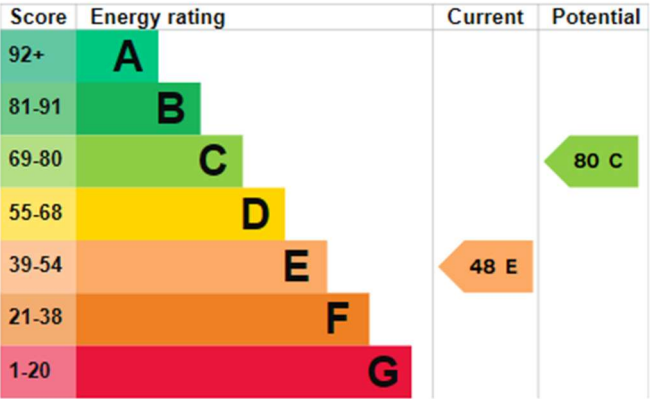
Property type	Detached house
Total floor area	141 square metres

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 E. It has the potential to be C.
[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

