

**Rydal Way, Egham, Surrey, TW20 8JH**

**O.I.E.O £650,000 F/H**



A one owner property from new, this four bedroom family home is situated on a large plot, within a quiet cul de sac. Offering two reception rooms, cloakroom, modern kitchen and bathroom, en-suite shower, conservatory and integral garage. Externally, there is a 48ft (14.63m) secluded garden and brick paved driveway with four car parking. Access to Egham town centre, schools and mainline station is a twenty minute walk.

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<b><u>CANOPY PORCH:</u></b>	Courtesy light to side. Double glazed door into: -
<b><u>ENTRANCE HALL:</u></b>	Radiator, stairs to first floor.
<b><u>CLOAKROOM:</u></b>	In white with low level WC, pedestal wash hand basin, ceramic tiled floor, part tiled walls. Double glazed window to front.
<b><u>LOUNGE:</u></b>	Radiator, coved cornice ceiling, under stairs storage cupboard. Double doors into:
<b><u>DINING ROOM:</u></b>	Radiator, coved cornice ceiling. Double glazed window to rear.
<b><u>CONSERVATORY:</u></b>	Radiator, ceramic tiled floor, double glazed frame. Sliding patio door into lounge. Double glazed doors into rear garden.
<b><u>KITCHEN:</u></b>	Range of wood based eye and base level units, laminate worktops, radiator, space for appliances, tiled splashback, ceramic tiled floor. Built in four ring gas hob and electric oven, wall mounted Worcester Bosch gas boiler, single basin single drainer sink unit with chrome mixer tap. Double glazed window to front. Double glazed door to side.
<b><u>LANDING:</u></b>	Hatch to loft space.
<b><u>BEDROOM ONE:</u></b>	Radiator, display shelving, built in wardrobe and storage. Double glazed window to front. Arch into: -
<b><u>EN-SUITE SHOWER:</u></b>	In white with low level WC, fully tiled walls, glass shower cubicle housing chrome mixer/ shower. Double glazed window to front.
<b><u>BEDROOM TWO:</u></b>	Radiator, built in wardrobe, airing cupboard housing hot water cylinder. Double glazed window to front.
<b><u>BEDROOM THREE:</u></b>	Radiator, built in wardrobe. Double glazed window to rear.
<b><u>BEDROOM FOUR:</u></b>	Radiator, storage shelf. Double glazed window to rear.
<b><u>BATHROOM:</u></b>	White suite comprising low level WC with concealed flush, wash hand basin set into vanity unit, towel radiator, panel bath with chrome mixer tap. Fully tiled walls. Double glazed window to rear.
<b><u>GARAGE:</u></b>	Brick built and attached to property, with light and power, access to fuseboard and smart meter. Up and over doors to front and rear.

**OUTSIDE**

<b><u>REAR GARDEN:</u></b>	<b>Approximately 48ft (14.63m).</b> Brick paved patio, lawn, various flowers and shrubs, side access, very secluded
<b><u>DRIVEWAY:</u></b>	Brick paved drive with parking space for four vehicles.
<b><u>FRONT GARDEN:</u></b>	Lawn and shrubs bed.
<b><u>COUNCIL TAX BAND:</u></b>	F – Runnymede Borough Council
<b><u>VIEWINGS:</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>

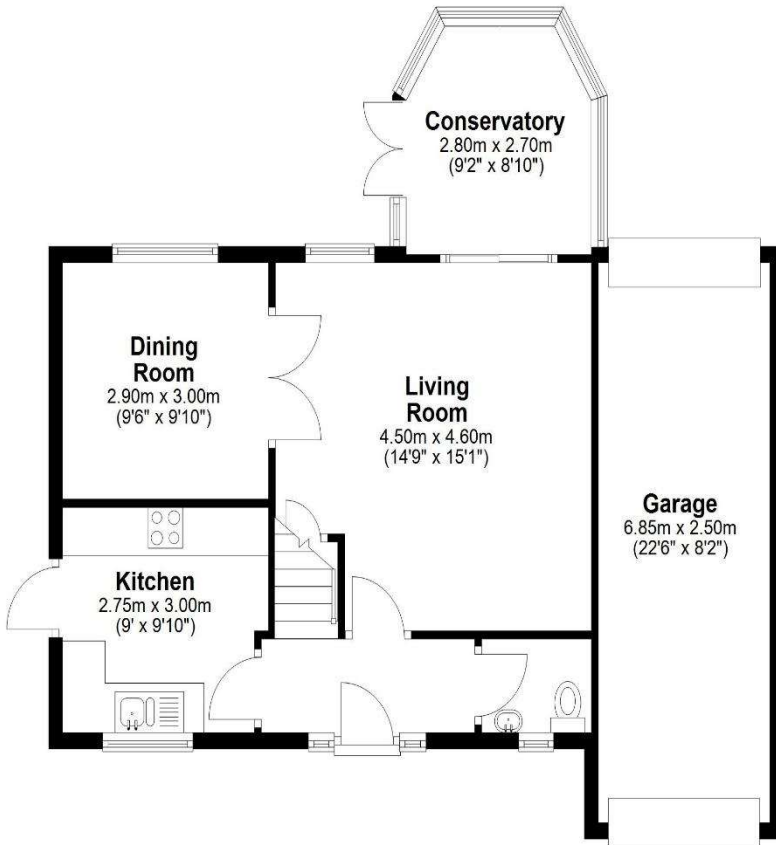


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## FLOORPLAN

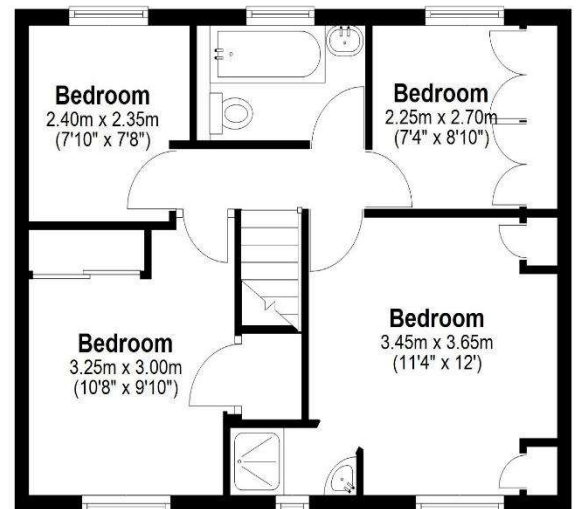
### Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



### First Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



Total area: approx. 113.6 sq. metres (1223.1 sq. feet)

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

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## EPC

16 Rydal Way EGHAM TW20 8JH		Energy rating <b>C</b>
Valid until <b>25 August 2035</b>	Certificate number <b>2461-3054-2208-5525-0200</b>	

Property type	Detached house
Total floor area	89 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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