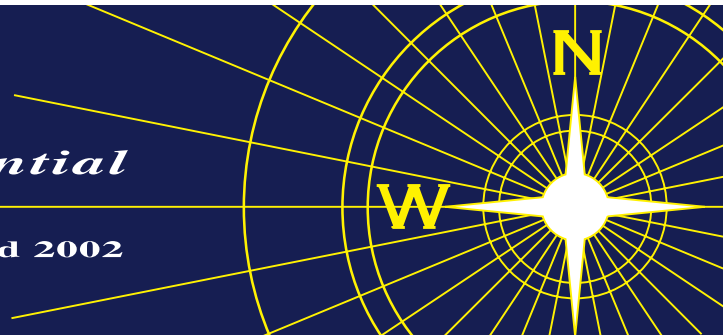


# NEVIN & WELLS

*Residential*

Established 2002



**Mount Lee, Egham, Surrey, TW20 9PD**

**£650,000 Freehold**



Situated on a corner plot, this three/ four bedroom chalet style detached home is offered for sale 'CHAIN FREE'. Benefits include spacious lounge/diner, utility room, large conservatory, bathroom and cloakroom. Externally, there is a mature 120ft (36.58m) x 40ft (12.19m) plot, garage and private driveway for parking. Access to high street, station and new Magna Square development is a few minutes' walk. Royal Windsor Great Park and Runnymede National Trust are also close at hand.

**Mount Lee, Egham, Surrey, TW20 9PD**

|                                    |   |
|------------------------------------|---|
| <b><u>CANOPY PORCH:</u></b>        | Double glazed front door under, leading to:   |
| <b><u>ENTRANCE HALLWAY:</u></b>    | <b>3.05m x 2.54m (10' x 8'4)</b> Radiator, parquet woodblock flooring, stairs to first floor.   |
| <b><u>W.C:</u></b>                 | <b>1.83m x 0.87m (6' x 2'10)</b> Quality white suite comprising low level W.C, wash hand basin set into vanity unit, fully tiled walls, cupboard housing Worcester Bosch gas boiler, chrome radiator. Frosted double glazed window to side.   |
| <b><u>KITCHEN:</u></b>             | <b>3.00m x 2.13m (9'10 x 7'0)</b> Range of Beech effect base and eye level units, polished granite worktops, carousel unit, space for fridge/freezer, integrated Bosch dishwasher, built in SMEG stainless steel electric oven and Stoves five ring gas hob, tiled splash back, ceramic tiled floor, built in Whirlpool microwave. Double bowl sink unit with nickel mixer tap. Double glazed window to side. |
| <b><u>UTILITY ROOM:</u></b>        | <b>3.57m x 1.53m (11'8 x 5'0)</b> Space for washing machine and tumble drier, radiator, storage cupboards, under stair recess, sink unit. Double glazed window to side.   |
| <b><u>DINING ROOM:</u></b>         | <b>3.05m x 2.49m (10' x 8'2)</b> Radiator, coved ceiling, parquet woodblock flooring. Double glazed window to side. Open plan into:   |
| <b><u>LOUNGE:</u></b>              | <b>5.81m x 3.66m (19' x 12')</b> Radiator, coved ceiling, feature brick fireplace. Dual aspect double glazed windows to side and rear. Doors into conservatory and bedroom three/study.   |
| <b><u>CONSERVATORY:</u></b>        | <b>8.99m x 2.37m &gt;3.90m (29'6 x 7'10 &gt;12'10)</b> Radiator. Ceramic tiled flooring. Double glazed mainframe and brick base. Double glazed window and doors to rear.  |
| <b><u>BEDROOM THREE/STUDY:</u></b> | <b>4.62m x 2.91m (15'2 x 9'6)</b> Radiator, built in double wardrobe. Dual aspect double glazed windows to front and rear.  |
| <b><u>LANDING:</u></b>             | <b>2.49m x 2.32m (8'2 x 7'8)</b> Hatch to loft space with folding ladder, airing cupboard housing hot water cylinder.   |
| <b><u>BEDROOM ONE:</u></b>         | <b>3.66m x 3.66m (12' x 12')</b> Radiator, built in single wardrobe, eaves storage. Double glazed window to rear.   |
| <b><u>BEDROOM TWO:</u></b>         | <b>3.66m x 3.00m (12' x 9'10)</b> Radiator, storage recess, eaves storage. Double glazed window to front.   |
| <b><u>DRESSING ROOM:</u></b>       | <b>2.51m x 1.56m (8'2 x 5'2)</b> Radiator, built in double wardrobe, built in dressing table. Double glazed window to side.   |
| <b><u>SHOWER ROOM:</u></b>         | <b>2.51m x 1.73m (8'2 x 5'8)</b> Luxury white suite comprising low level W.C, wash hand basin set into vanity unit, glass shower cubicle housing chrome mixer shower, radiator, fully tiled walls. Two double glazed windows to side.   |

**OUTSIDE**

|                     |   |
|---------------------|---|
| <b><u>PLOT:</u></b> | <b>36.58m x 12.19m (120' x 40')</b> A mature corner plot with many varied shrubs and trees, outside tap, large stone patio, side and rear access. |
|---------------------|---|

**GARDEN:** Single garage to rear of property.

**DRIVEWAY:** Private driveway to side of property.

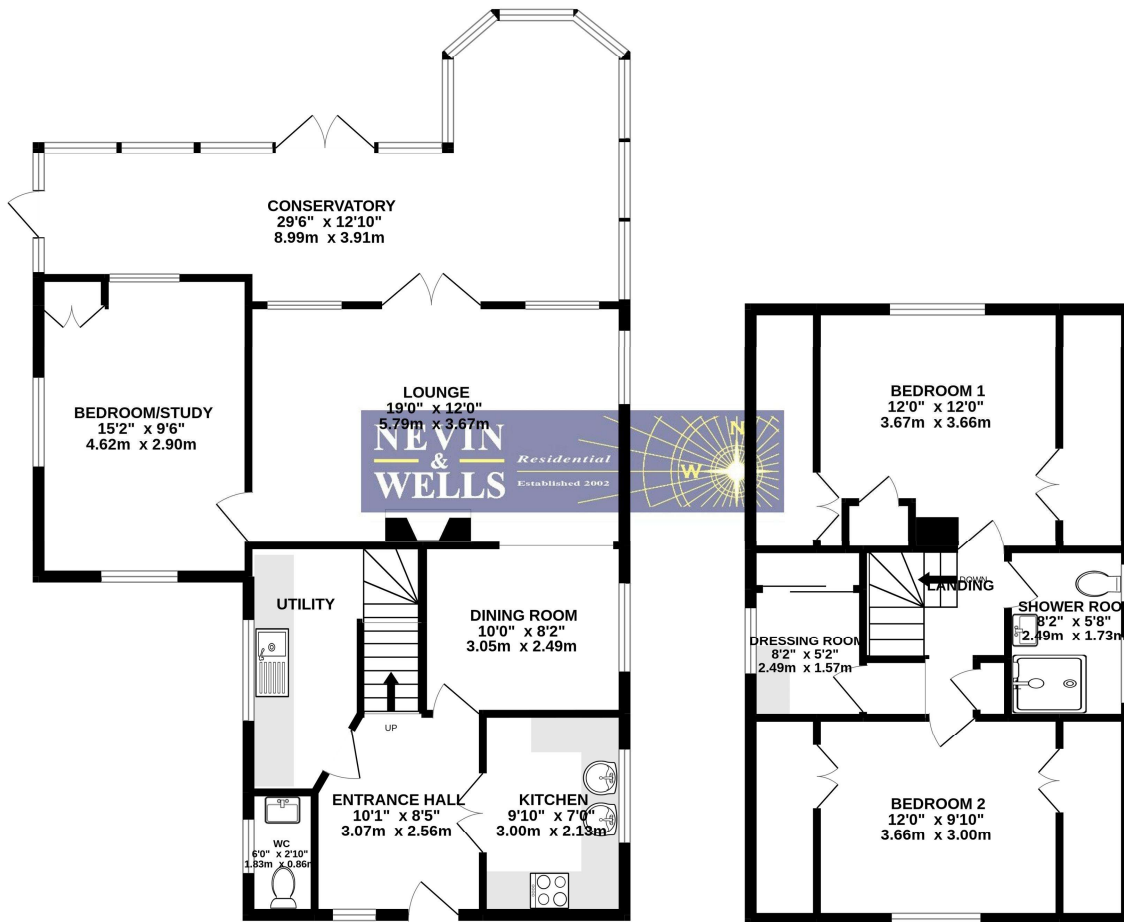
**VIEWINGS:** By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

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**FLOORPLAN**

GROUND FLOOR  
996 sq.ft. (92.5 sq.m.) approx.

1ST FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq.ft. (145.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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AWAITING EPC