



Langton Way, Egham, Surrey, TW20 8DS

£475,000 F/H



A well-presented 1950's built three bedroom end terrace house, situated in a tree lined road, close to local shops and schools. This spacious home benefits from recently installed kitchen and luxury bathroom suite, double glazing, gas central heating, secluded garden and garage to rear. Local recreational parks, primary and secondary schools are a few minutes' walk away.

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Double glazed main door to:-

ENTRANCE HALLWAY: 4.27m x 1.83m (14' x 6' maximum) Stairs to first floor, coved ceiling, radiator, under stairs storage, engineered Oak flooring, side aspect double glazed window and doors to all rooms.

LOUNGE: 4.37m x 3.35m (14'4" x 11' maximum) Coved ceiling, feature fireplace with surround, mantle and granite hearth, radiator, bespoke built-in cupboards and shelving, fitted carpet and front aspect double glazed window.

RECENTLY INSTALLED FITTED KITCHEN / BREAKFAST ROOM: 5.33m x 2.44m (17'6" x 8'2") Comprising eye and base level units with solid wood work surfaces, Butler sink with mixer tap, fitted double oven, hob and extractor over, fitted microwave, built-in fridge / freezer, dishwasher and wine chiller, part tiled walls, tiled flooring with under floor heating, rear aspect double glazed window and door opening to:-

CONSERVATORY: 3.10m x 3.05m (10'2" x 10') Double glazed all round, tiled flooring and side aspect double glazed French doors to garden.

FIRST FLOOR LANDING: 2.24m x 1.93m (7'4" x 6'4") Access to loft, coved ceiling, hand rail and balustrading, side aspect double glazed window, fitted carpet and doors to all rooms.

BEDROOM ONE: 3.86m x 3.61m (12'8" x 11'10") Coved ceiling, radiator and front aspect double glazed window.

BEDROOM TWO: 4.37m x 2.44m (14'4" x 8') Coved ceiling, built-in storage cupboard, radiator and rear aspect double glazed window.

BEDROOM THREE: 2.74m x 2.74m (9' x 9' maximum) Bespoke built-in cabin bed with storage and shelving, painted floor boards, radiator and front aspect double glazed window.

RECENTLY INSTALLED LUXURY BATHROOM: 1.93m x 1.68m (6'4" x 5'6") White three piece suite comprising panel enclosed bath with shower attachment and glass shower screen, vanity enclosed wash hand basin, concealed low level W.C, coved ceiling, fully tiled walls, radiator, tiled flooring and rear aspect opaque double glazed window.

OUTSIDE

REAR GARDEN: 40ft squared (approximately) Paved area, lawn area, timber shed, external tap, flower and shrub borders, tree house / raised children's playhouse with slide, enclosed by panel fencing and door to:-

GARAGE: With up and over door.

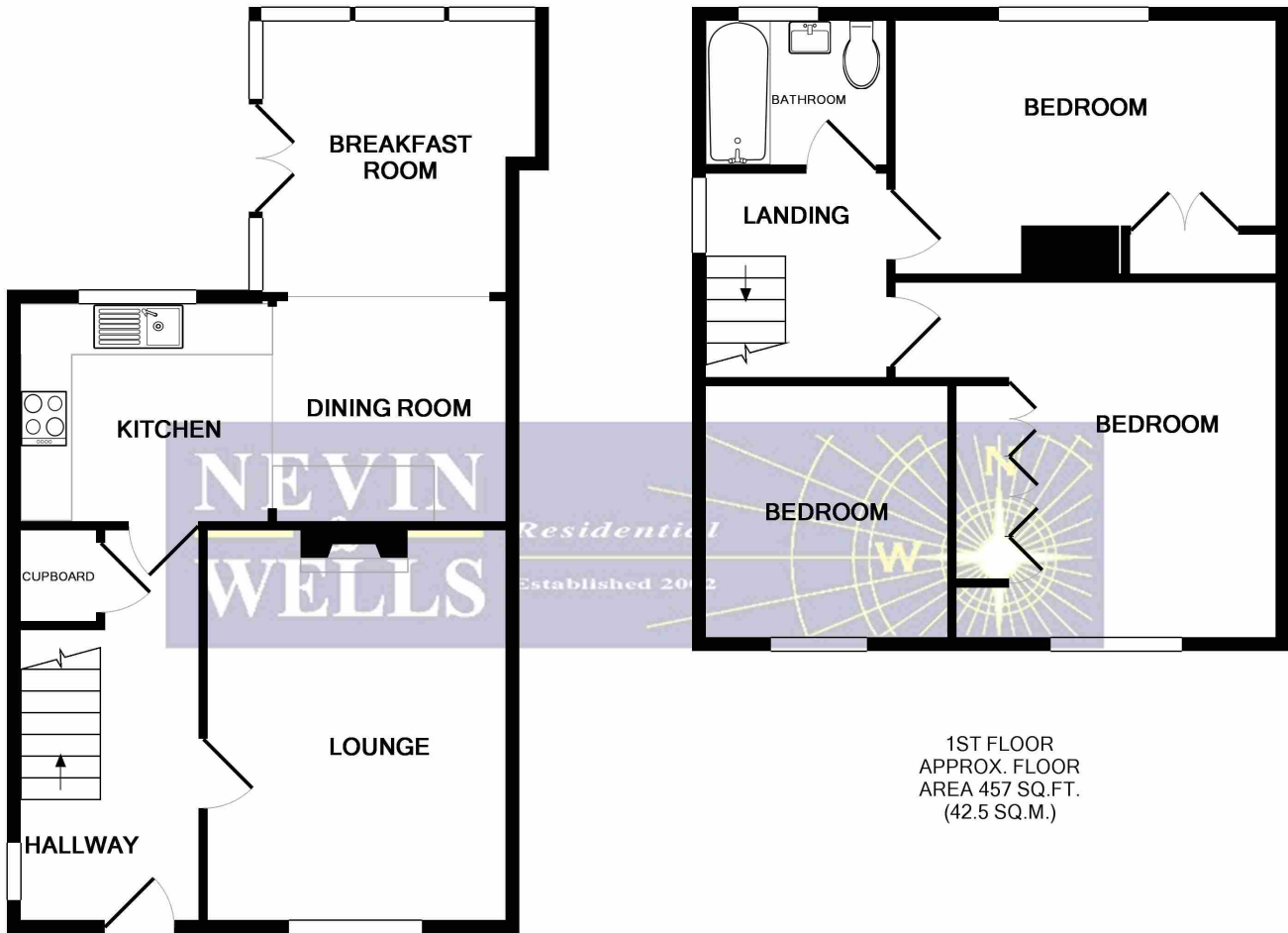
FRONT: Lawn area, pathway to main entrance, flower and shrub borders.

SIDE PLOT: Offering potential to extend **SUBJECT TO PLANNING PERMISSION**, gated side access, flower and shrub borders and pathway to rear.

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

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FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 951 SQ.FT. (88.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

Energy Performance Certificate

21, Langton Way, EGHAM, TW20 8DS

Dwelling type:	Semi-detached house	Reference number:
Date of assessment:	16 May 2013	Type of assessment:
Date of certificate:	16 May 2013	Total floor area:

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

Over 3 years you could save

Estimated energy costs of this home

	Current costs	Potential costs
Lighting	£ 213 over 3 years	£ 153 over 3 years
Heating	£ 1,929 over 3 years	£ 1,545 over 3 years
Hot Water	£ 267 over 3 years	£ 192 over 3 years
Totals	£ 2,409	£ 1,890

These figures show how much the average household would spend in this property on energy for heating, hot water and lighting over 3 years. This excludes energy use for running appliances like TVs, computers and fridges. It also excludes energy generated by microgeneration.

Energy Efficiency Rating

	Current	Potential																	
<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%;"><tr><td style="background-color: #0070C0; color: white; text-align: center;">(92 plus) A</td><td></td><td></td><td></td></tr><tr><td style="background-color: #00A050; color: white; text-align: center;">(81-91) B</td><td></td><td></td><td></td></tr><tr><td style="background-color: #90C050; color: white; text-align: center;">(69-80) C</td><td></td><td></td><td></td></tr><tr><td style="background-color: #FFD700; color: white; text-align: center;">(55-68) D</td><td></td><td></td><td></td></tr></table>	(92 plus) A				(81-91) B				(69-80) C				(55-68) D				<div style="background-color: #FFD700; padding: 5px; display: inline-block;">64</div>	<div style="background-color: #0070C0; color: white; padding: 5px; display: inline-block;">81</div>	<p>The graph shows the energy efficiency of your home.</p> <p>The higher the rating, the more energy efficient the home is to be.</p> <p>The potential rating is the rating you could achieve if you installed all the recommended energy saving measures.</p>
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