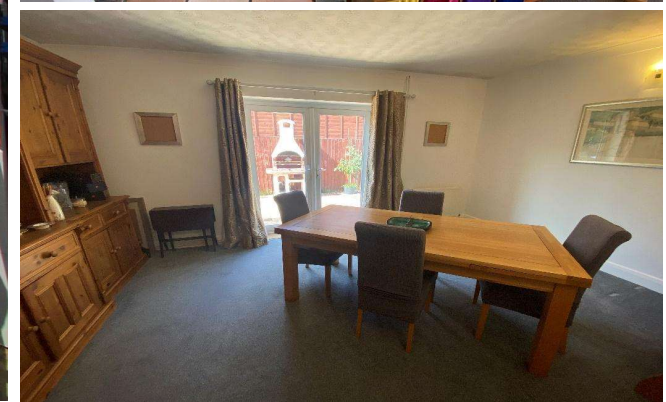


NEVIN & WELLS

Distinctive Homes

Established 2002



Mount Lee, Egham, Surrey, TW20 9PD

£825,000 F/H

Mount Lee, Egham, Surrey, TW20 9PD

Situated in a residential cul-de-sac is this versatile detached residence, with potential for self-contained annexe and dual staircases, in the heart of Egham Town Centre. The well-presented 3000sq ft of accommodation comprises entrance vestibule, four/five reception rooms, four bathrooms, five/six bedrooms, utility room, kitchen/breakfast room, private garden, double garage, al-fresco dining area, a large patio/terrace, off street parking for up to four vehicles and beautiful picturesque views across Egham and beyond.

Main door to:

ENTRANCE HALLWAY: Coved ceiling, radiators, large storage cupboard, laminate wood effect flooring, stairs to first floor and bi-folding doors to:

LOUNGE: 5.50m x 4.55m (18'0 x 14'11) Coved ceiling, radiator, laminate wood effect flooring, front aspect double glazed patio doors onto patio and door to:

INNER HALLWAY: Coved ceiling, radiator, fitted carpet, storage cupboard, doors to all rooms and opening to:

FITTED KITCHEN/ BREAKFAST ROOM: 4.15m x 3.52m (13'7 x 11'8) Comprising eye and base level units with granite work surfaces, space for appliances, twin sinks with mixer taps, coved ceiling, tiled flooring and side aspect double glazed windows.

DINING ROOM: 5.10m x 3.90m (16'9 x 12'9) Coved ceiling, radiator, fitted carpet and side aspect French doors onto BBQ patio and alfresco dining area.

RECENTLY INSTALLED GROUND FLOOR WASHROOM: Walk in shower area with power shower, low level W.C, pedestal wash hand basin, heated towel rail, extractor fan, fully tiled walls, tiled flooring and side aspect double glazed window. **(Potential for annexe shower room)**

FAMILY ROOM: 4.45m x 3.90m (14'7 x 12'9) Coved ceiling, fitted carpet and side aspect double glazed windows. **(Potential for annexe lounge)**

UTILITY ROOM: 3.10m x 1.85m (10'2 x 6'1) Comprising base level units with square edge work surfaces, single sink unit with mixer tap, space for appliances, coved ceiling, part tiled walls, vinyl flooring and side aspect double glazed window.

HOME OFFICE/BEDROOM: 4.25m x 3.22m (13'11 x 10'7) Coved ceiling, radiator, fitted carpet and rear aspect double glazed window. **(Potential for annexe kitchen/breakfast room)**

INNER HALLWAY: Stairs to first floor, side access door to garden, radiator, laminate wood effect flooring and doors to all rooms.

STUDY/MUSIC ROOM: 3.60m x 2.95m (11'10 x 9'8) Electric heater, laminate wood effect flooring and side aspect double glazed window. **(Potential for annexe bedroom one)**

BEDROOM: 3.60m x 2.95m (11'10 x 9'8) Electric heater, laminate wood effect flooring and side aspect double glazed window. **(Potential for annexe bedroom two)**

WET ROOM: Comprising walk in shower with power shower, low level W.C, wash hand basin, extractor fan, heated towel rail, tiled flooring and side aspect opaque double glazed window.

FIRST FLOOR LANDING: Rear aspect double glazed window and door to:

MASTER BEDROOM: 7.30m x 3.90m (23'11 x 12'10) Access to loft, eaves storage cupboards, side aspect double glazed Velux windows, fitted carpet, rear aspect double glazed window and door to:

EN-SUITE SHOWER ROOM: Comprising separate double shower cubicle with remote power shower, vanity enclosed wash hand basin, low level W.C, heated towel rail, extractor fan, fully tiled walls, tiled flooring and side aspect Velux double glazed window.

FIRST FLOOR FAMILY BATHROOM: Comprising stand-alone bath with shower attachment, separate shower cubicle with power shower, concealed low level W.C, airing/storage cupboard, twin vanity enclosed wash hand basins, radiator, part tiled walls, vinyl flooring and side aspect opaque double glazed window.

BEDROOM/NURSERY: 3.05m x 2.45m (10'0 x 8'0) Coved ceiling, built in wardrobes, painted floorboards, radiator and side aspect double glazed window.

PANORAMIC BEDROOM: 9.70m x 5.50m (31'10 x 18'0) Eaves storage areas, access to loft, radiator, fitted carpet and oversized double glazed window offering beautiful views across Egham and beyond.

OUTSIDE

FRONT GARDEN: Approximately 75ft. Lawn area, raised flower beds, timber sheds, summer house with power and light, enclosed by panel fencing and double glazed patio doors to:

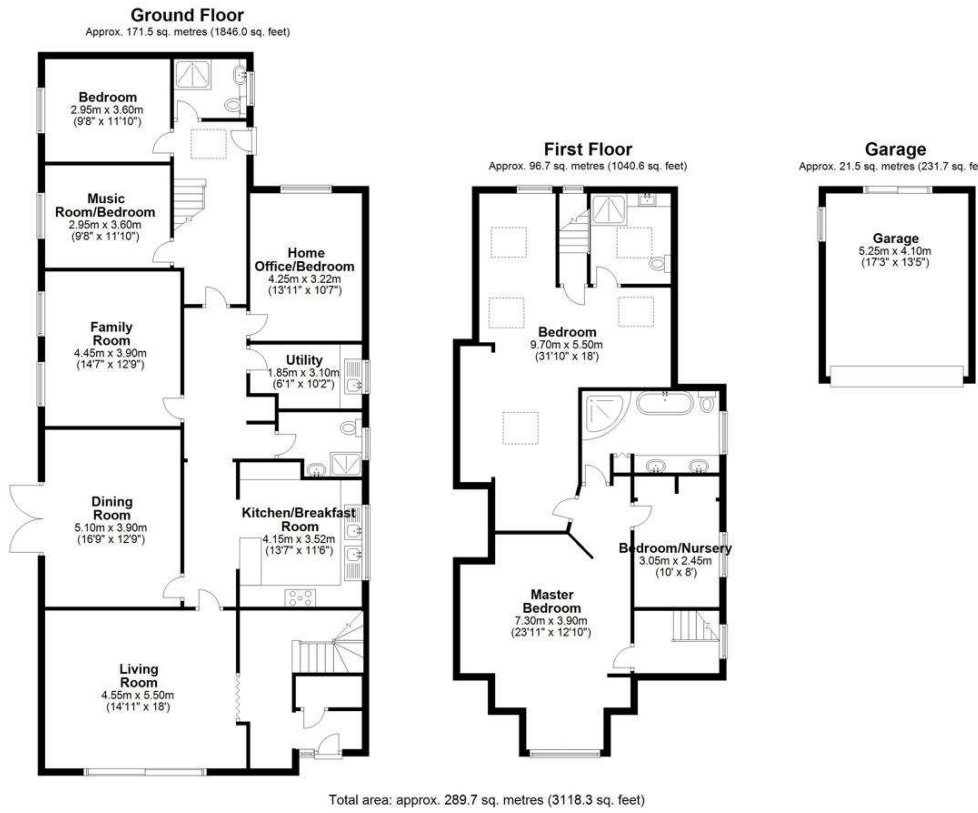
DETACHED GARAGE: Up and over door with power and lighting and work shop area.

SIDE ACCESS PATIO AREAS AND AL-FRESCO DINING AREA: Patio areas, raised herb beds, low maintenance stone area, brick built Mediterranean style BBQ.

SIDE AND REAR GARDENS: Raised flower beds, low maintenance stone area, external tap, gate to rear and pathway to front.

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

FLOOR PLAN



EPC

Energy performance certificate (EPC)

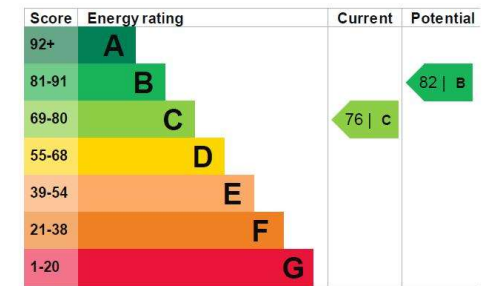
8 Mount Lee EGHAM TW20 9PD	Energy rating C	Valid until: 11 August 2031 Certificate number: 9119-9228-9000-0592-6296
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Property type	Detached bungalow
Total floor area	262 square metres

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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



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

