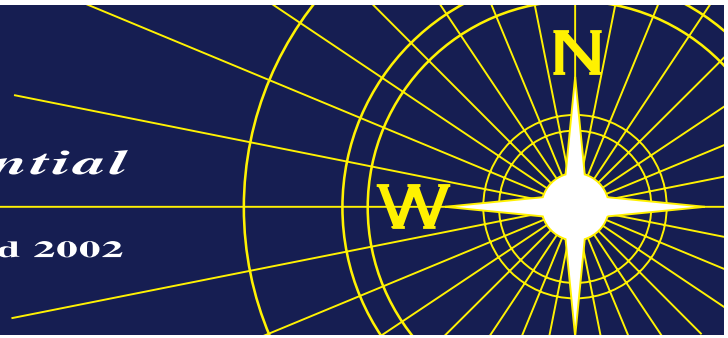


NEVIN & WELLS

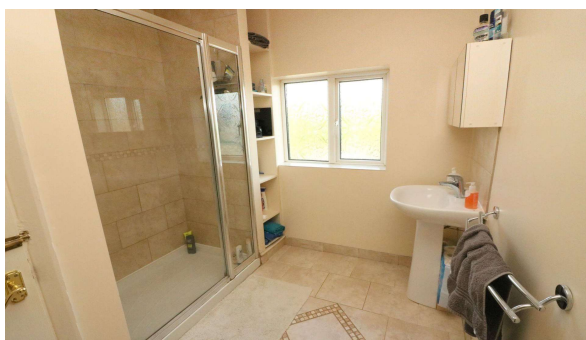
Residential

Established 2002



Larchwood Drive, Surrey, TW20 0SQ

£500,000 Freehold



A very well presented double storey extended four bedroom semi-detached residence offering versatile accommodation throughout. Benefits include entrance porch, downstairs w.c, 23ft lounge / dining room, 15ft x 15ft fitted kitchen / breakfast room, en-suite facilities and additional first floor shower room, private rear garden and own driveway providing off street parking for up to three vehicles. Further benefits include double glazing throughout, gas central heating and **NO ONWARD CHAIN**.

169/170 High Street, Egham, Surrey, TW20 9EJ
Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk



Larchwood Drive, Englefield Green, Surrey, TW20 0SQ

Double glazed door to:-

ENTRANCE PORCH:

Tiled flooring and glazed door to:-

ENTRANCE HALLWAY:

Coved ceiling, stairs to first floor, under stairs storage cupboard, radiator, fitted carpet and doors to all rooms.

BEDROOM:

4.92m x 2.98m (16'1" x 9'9") Radiator, laminate wood effect flooring, front aspect double glazed window and opening to:-

DOUBLE SHOWER CUBICLE:

Comprising double shower cubicle with power shower, tiled all round and extractor fan.

INNER HALLWAY:

Fitted carpet, laminate wood effect flooring, radiator, side aspect double glazed window and doors to all rooms.

DOWNSTAIRS W.C:

Comprising low level W.C, wall mounted wash hand basin, extractor fan and tiled flooring.

THROUGH LOUNGE / DINING ROOM:

6.94m x 3.015m (22'9" x 10'4") Coved ceiling, feature fireplace with marble surround, mantle and hearth, vertical radiators, fitted carpet, front aspect double glazed window, rear aspect double glazed French doors onto decking area.

FITTED KITCHEN / BREAKFAST ROOM:

4.72m x 4.51m (15'5" x 14'9") Comprising eye and base level units with rolled edge work surfaces, butler sink with mixer tap, fitted dishwasher and washing machine, stainless steel chimney extractor and space for other appliances, part tiled walls, tiled flooring, side and rear aspect double glazed windows and side aspect double glazed door.

FIRST FLOOR LANDING:

Access to loft, hand rail and balustrading, split level landing and doors to all rooms.

MASTER BEDROOM:

4.43m x 2.99m (14'6" x 9'9") Radiator, fitted carpet, front aspect double glazed window and door to:-

WALK-IN WARDROBE:

3.08m x 2.13m (10'1" x 7'4") Radiator, fitted carpet, built-in wardrobe, front aspect double glazed window.

EN-SUITE BATHROOM:

3.00m x 2.49m (9'10" x 8'2") White four piece suite comprising panel enclosed bath, separate double shower cubicle, concealed low level W.C, wash hand basin, extractor fan, radiator, heated towel rail, part tiled walls, tiled flooring and rear aspect opaque double glazed window.

BEDROOM TWO:

3.33m x 3.02m (10'11" x 9'10") Built-in wardrobes, fitted carpet, radiator and rear aspect double glazed window.

BEDROOM THREE:

3.50m x 3.31m (11'5" x 10'10") Fitted carpet, radiator and front aspect double glazed window.

FIRST FLOOR SHOWER ROOM:

Comprising separate double shower cubicle with power shower and tiled all round, low level W.C, pedestal wash hand basin, part tiled walls, radiator, extractor fan, tiled flooring and rear aspect opaque double glazed window.

Larchwood Drive, Englefield Green, Surrey, TW20 0SQ

OUTSIDE

REAR GARDEN:

Approximately 40FT. Raised decking area, lawn area, external tap, external power, brick built storage timber shed, gated side access and enclosed by panel fencing.

PARKING:

Block paved own driveway providing off street parking for up to three vehicles.

FRONT GARDEN:

Lawn area, well established flower and shrub borders, enclosed by brick walling and gated side access to rear.

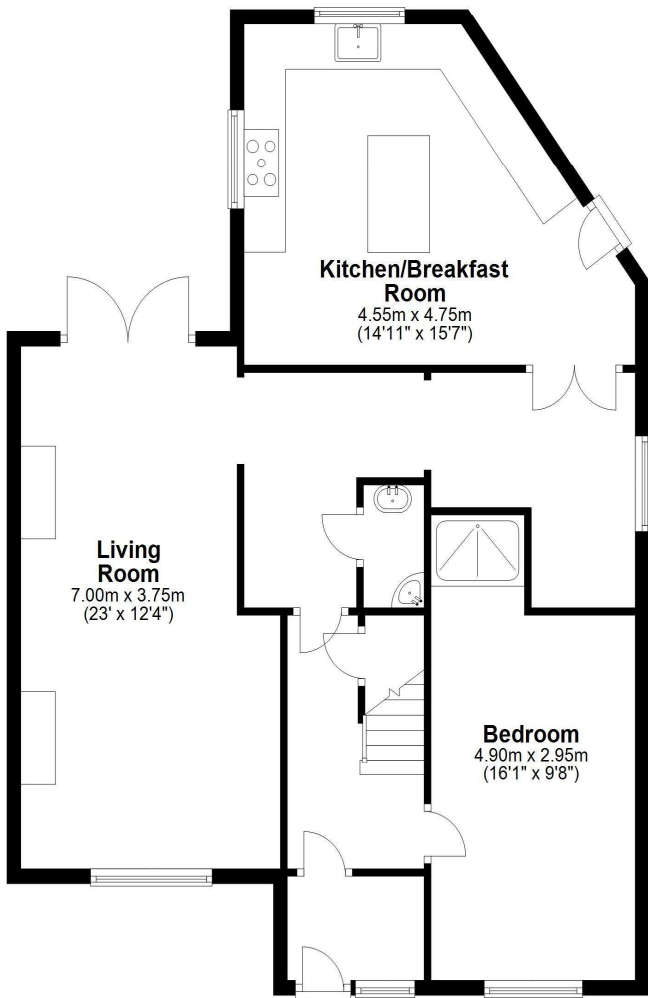
VIEWINGS:

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FLOOR PLAN

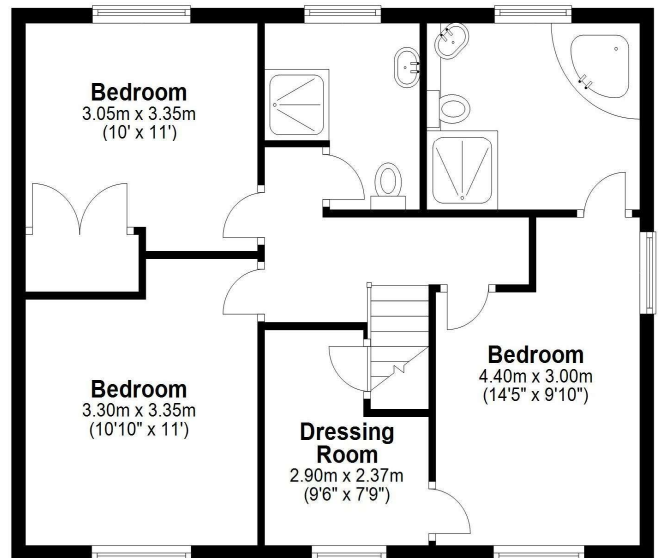
Ground Floor

Approx. 89.8 sq. metres (966.9 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.7 sq. feet)




Total area: approx. 152.1 sq. metres (1637.6 sq. feet)

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

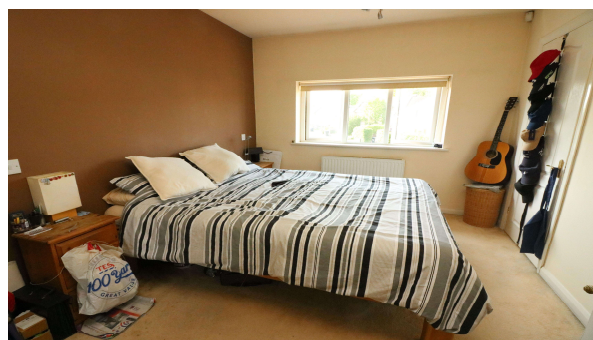
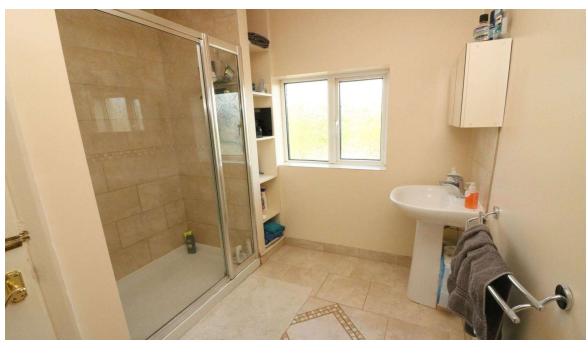
Larchwood Drive, Englefield Green, Surrey, TW20 0SQ

EPC

Energy Performance Certificate		HM Government	
41, Larchwood Drive, Englefield Green, EGHAM, TW20 0SQ			
Dwelling type:	Semi-detached house	Reference number:	9938-2074-7295-6241-5934
Date of assessment:	17 May 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	17 May 2019	Total floor area:	145 m ²
Use this document to:			
<ul style="list-style-type: none"> 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:			£ 2,754
Over 3 years you could save			£ 231
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 258 over 3 years	
Heating	£ 2,073 over 3 years	£ 1,947 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 2,754	£ 2,523	
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>			
Energy Efficiency Rating			
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	Current	Potential	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
		72	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 138	
2 Low energy lighting for all fixed outlets	£20	£ 90	
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 939	
<p>To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>			

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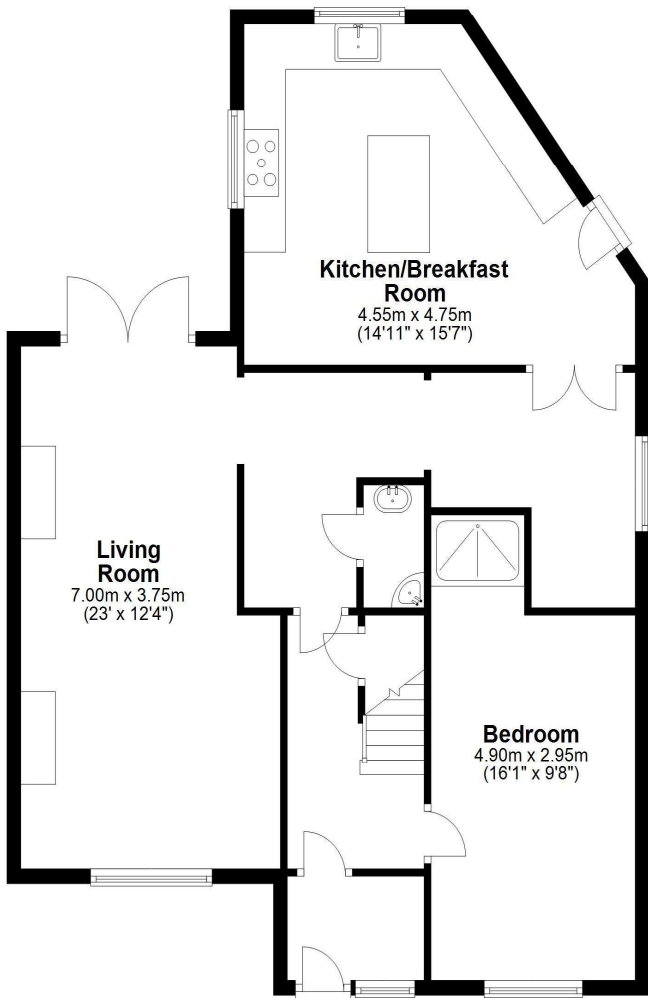
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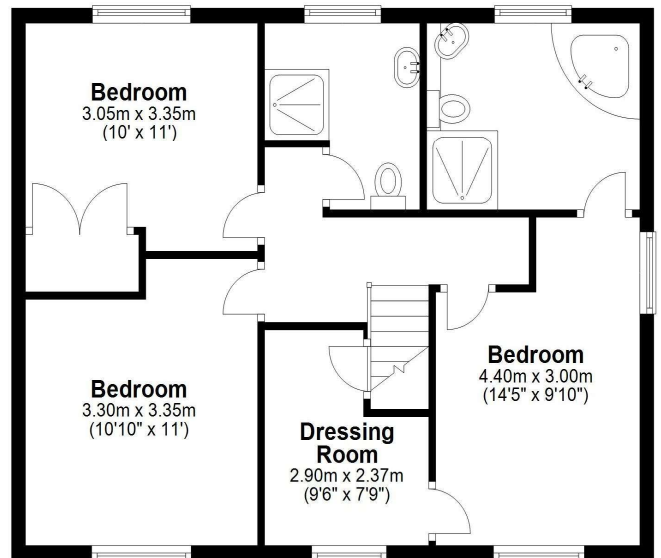
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