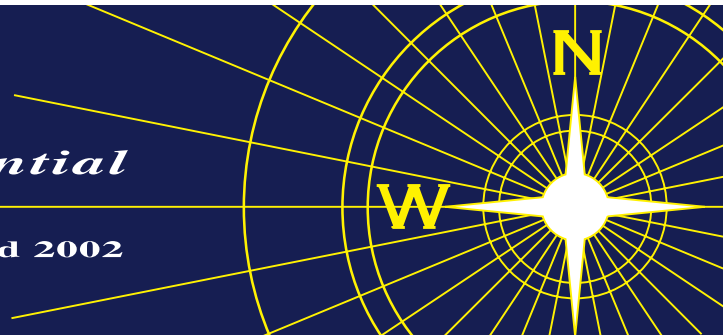


NEVIN & WELLS

Residential

Established 2002



Denham Road, Egham, Surrey, TW20 9DD

£600,000 F/H



A truly stunning example of a Victorian character home, combining contemporary living with many original features. Situated in the heart of Egham, this property offers three double bedrooms, two reception rooms, gloss grey fitted kitchen, downstairs W.C, two luxury bathrooms (one en-suite), conservatory, utility room and off street parking for two vehicles. Must be seen to be appreciated. **NO ONWARD CHAIN.**

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



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Recessed entrance porch with front door into:-

- LOUNGE:** 4.49m x 3.95m (14'8" x 12'11") Grey wood effect laminate floor, walk-in double glazed bay window with radiator below, radiator to side. Door to:-
- INNER HALLWAY:** With double glazed window to side, stairs to first floor and door to:-
- DINING ROOM:** 4.45m x 3.17m (14'8" x 10'4") Grey wood effect laminate flooring, radiator, built-in coal effect gas fire, double glazed window to side, dual aspect doorways to kitchen with bespoke sliding doors. Door to:-
- DOWNSTAIRS CLOAKROOM:** Comprising low level W.C, pedestal wash hand basin with mixer tap and cupboard below, tiled flooring, heated towel rail, part tiled walls, built-in storage cupboard housing fuseboard, extractor fan.
- KITCHEN / BREAKFAST ROOM:** 4.48m x 4.31m (14'8" x 14'2") Stunning range of grey gloss eye and base level units, granite work surfaces, concealed lighting, space for appliances, built-in stainless steel oven and microwave, vertical radiator, double bowl sink unit with Brita tap and glass splashback. Tiled flooring, three Velux windows, central breakfast bar with built-in Induction four ring hob with cylinder extractor over, cupboards below and seating for four. Double glazed French doors to conservatory and door to:-
- UTILITY ROOM:** 1.40m x 1.41m (4'7" x 4'7") Tiled flooring, work surface with space for two appliances below, storage shelves, extractor. Double glazed window to side.
- CONSERVATORY:** 3.92m x 3.47m (12'10" x 11'4") Wood effect laminate flooring, two electric convector heaters, fitted blinds all round, part brick and double glazed construction with double French doors to rear garden.
- FIRST FLOOR LANDING:** With radiator, stairs to second floor and doors to:-
- BEDROOM ONE:** 4.48m x 3.22m (14'8" x 10'7") Wood effect flooring. Two radiators, two double glazed windows to front and door to:-
- EN-SUITE:** Comprising low level W.C, pedestal wash hand basin set into vanity unit with cupboard below, anti-fog mirror and mixer tap. Corner shower cubicle with fully tiled walls, fully tiled floor, heated towel rail and extractor.
- BEDROOM THREE:** 4.30m x 2.86m (14'1" x 9'4") Wood effect flooring, radiator. Double glazed window to rear.
- BATHROOM:** 2.35m x 2.23m (7'8" x 7'9") Luxury white suite comprising panel bath with central mixer tap, wall mounted shower with double heads and screen. Double width sink unit with mixer tap, anti-fog vanity mirror and cupboard below, fully tiled floor and walls, heated towel rail, airing cupboard housing Logic Combi Gas boiler and storage. Double glazed window to rear.
- SECOND FLOOR LANDING:** With wood effect laminate flooring and door to:-

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BEDROOM TWO:

5.23m x 3.38m (17'2" x 11'1") Radiator, wood effect laminate floor. Two double glazed windows to rear.

OUTSIDE

REAR GARDEN:

50ft (15.24m) West facing, mainly laid to lawn with raised walled flower bed, hexagonal paved seating area, further paved area from conservatory, outside tap, outdoor sockets, lighting along paved pathway. Timber shed with electricity and sockets, side access gate and rear access gate leading to:-

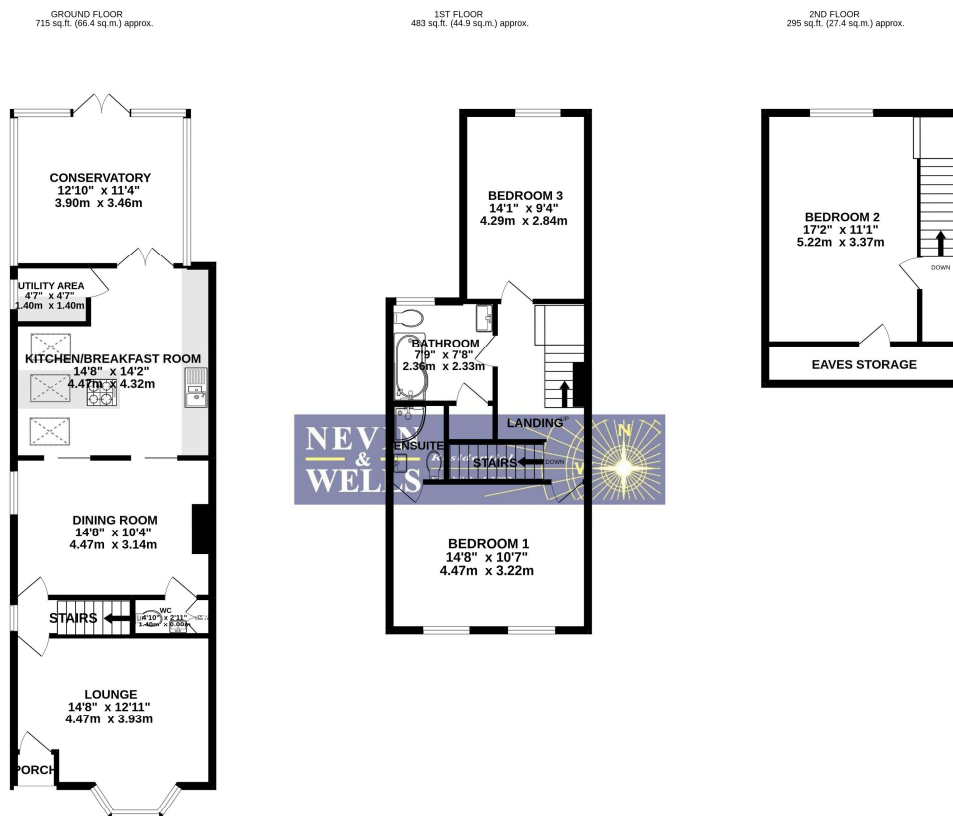
PARKING:

Hardstanding for two / three vehicles situated at rear of property with security lighting, approached via Hummer Road.

VIEWINGS:

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

FLOOR PLAN





TOTAL FLOOR AREA: 1493 sq.ft. (138.7 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

Denham Road, Egham, Surrey, TW20 9DD

EPC

Energy Performance Certificate		 <small>© Crown copyright 2009</small>				
6, Denham Road, EGHAM, TW20 9DD						
Dwelling type:	Semi-detached house	Reference number: 0315-2884-7397-9494-1171				
Date of assessment:	14 January 2014	Type of assessment: RdSAP, existing dwelling				
Date of certificate:	17 January 2014	Total floor area: 103 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:		£ 2,970				
Over 3 years you could save		£ 1,032				
Estimated energy costs of this home						
	Current costs	Potential costs				
Lighting	£ 303 over 3 years	£ 174 over 3 years				
Heating	£ 2,280 over 3 years	£ 1,524 over 3 years				
Hot Water	£ 387 over 3 years	£ 240 over 3 years				
Totals	£ 2,970	£ 1,938				
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle;">62</td> <td style="text-align: center; vertical-align: middle;">84</td> </tr> </tbody> </table>	Current	Potential	62	84	<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>
Current	Potential					
62	84					
Top actions you can take to save money and make your home more efficient						
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal			
1 Internal or external wall insulation	£4,000 - £14,000	£ 673	✔			
2 Floor insulation	£800 - £1,200	£ 112	✔			
3 Low energy lighting for all fixed outlets	£80	£ 111				
See page 3 for a full list of recommendations for this property.						
<p>To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.</p>						