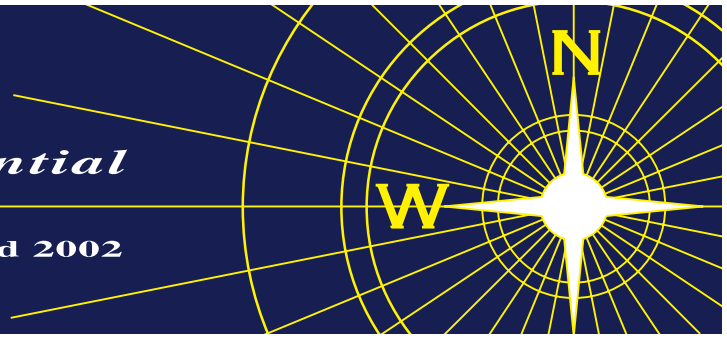


# NEVIN & WELLS

*Residential*

Established 2002



Glebe Road, Egham, Surrey, TW20 8BU

£650,000 Freehold



An excellent opportunity to acquire this three double bedroom detached residence with commercial opportunity/business usage which lends itself to further development as well as offering stabling and outbuildings. The well-proportioned accommodation comprises dining room, lounge, fitted kitchen, utility room, separate W.C, family bathroom, private rear garden and self-contained day room. There is parking off and on street for several vehicles, local schools and amenities are within half a mile radius. **Must be viewed.**

**Glebe Road, Egham, Surrey, TW20 8BU**

**COVERED ENTRANCE  
PORCH:**

With main door to:

**DINING ROOM:**

**3.84m x 3.66m (12'7 x 12'0)** Stairs to first floor, understairs storage cupboard, dado rail, radiator with decorative covering, solid oak flooring, side aspect window and doors to all rooms.

**LIVING ROOM:**

**4.60m x 3.82m (15'1 x 12'7)** Coved ceiling, dado rail, open fireplace with cast iron surround and wooden mantle, granite hearth, radiator with decorative covering, solid oak flooring and front aspect window.

**FITTED KITCHEN:**

**3.88m x 3.05m (12'9 x 10'1)** Comprising eye and base level units with solid beech work tops, butler sink, fitted oven, hob and extractor over, space for other appliances, radiator with decorative covering, part tiled walls, tiled flooring, side aspect stable door and side aspect windows.

**UTILITY ROOM:**

**3.25m x 2.64m (10'8 x 8'8)** Coved ceiling, eye and base level units with rolled edge work surfaces, housed area accommodating appliances, radiator with decorative covering, rear aspect window and rear aspect door.

**SEPARATE W.C:**

Low level W.C, pedestal wash hand basin, coved ceiling part tiled walls, tiled flooring and side aspect opaque window.

**FIRST FLOOR  
LANDING:**

Access to loft, dado rail, radiator with decorative covering, side aspect windows, newly fitted carpet, hand rail and ballustrading, doors to all rooms.

**BEDROOM ONE:**

**3.70m x 3.60m (12'2 x 11'10)** Radiator with decorative covering, newly fitted carpet and front aspect leaded light window.

**BEDROOM TWO:**

**3.67m x 2.87m (12'8 x 9'5)** Fitted wardrobes, radiators with decorative coverings, newly fitted carpet and side aspect windows.

**BEDROOM THREE:**

**3.85m x 2.20m (12'8 x 7'3)** Coved ceiling, radiator with decorative covering, newly fitted carpet and rear aspect window.

**FAMILY BATHROOM:**

White three piece suite comprising tile enclosed bath with shower attachment over, pedestal wash hand basin, low level W.C, heated towel rail, part tiled walls, tiled flooring and side aspect opaque window.

**REAR GARDEN:**

**Approximately 30ft.** Lawn area, patio area, timber play house, brick built barbeque area, external lighting, external power, gated side access and enclosed by panel fencing.

**ANNEXE/DAY ROOM:**

**Living room: 3.40m x 3.10m (11'2 x 10'2)** Airing/storage cupboard, front aspect doors, electric heaters, laminated wood effect flooring and doors to all rooms.

**Fitted Kitchen: 3.56m x 1.86m (10'2 x 9'5)** Comprising eye and base level units with rolled edge work surfaces, single sink drainer unit, fitted oven, hob and extractor over, fitted fridge, fitted washer dryer, part tiled walls, laminated wood effect flooring and side aspect window.

**Double bedroom: 3.10m x 2.86m (10'2 x 9'5)** Electric heater and laminated wood effect flooring.

**Shower Room:** Comprising separate shower cubicle with power shower, low level W.C, wall mounted wash hand basin, wall mounted heater, fully tiled walls and floor, front aspect opaque window.

## OUTSIDE

### SIDE YARD/PLOT:

Approximately 45ft x 35ft. Providing secure off street parking for several vehicles/trucks, numerous storage sheds, one stable, external W.C, external office (fully equipped), three lock up storage units, external sink and draining area, external lighting and power.

Approximately 1400 square feet of storage.

Previous occupants ran shipping business under an O licence.

Ideal for equestrian/building business.

Office is heated with phone, broadband and electricity.

External toilet with wash hand basin.

### FRONT:

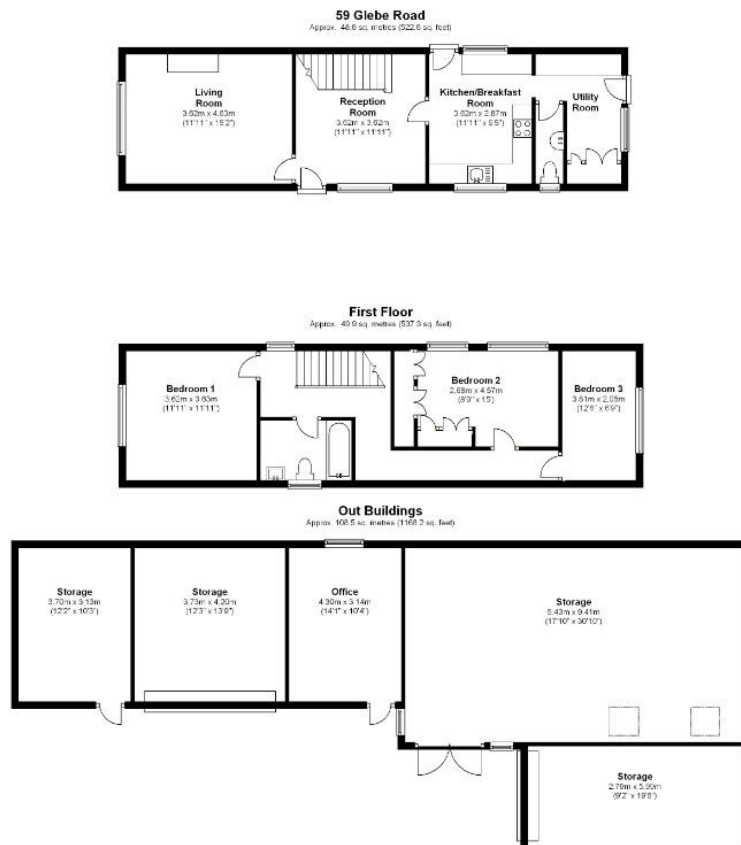
On street parking for several vehicles, raised flower beds, access to yard and enclosed by panel fencing.

### VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

**Glebe Road, Egham, Surrey, TW20 8BU**

## FLOOR PLAN



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

Glebe Road, Egham, Surrey, TW20 8BU

EPC

**Energy Performance Certificate** 

59, Glebe Road, EGHAM, TW20 8BU

**Dwelling type:** Detached house  
**Date of assessment:** 30 July 2020  
**Date of certificate:** 30 July 2020


**Reference number:** 0070-2840-6932-2670-3481  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 101 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,957</b>
<b>Over 3 years you could save</b>	<b>£ 1,590</b>

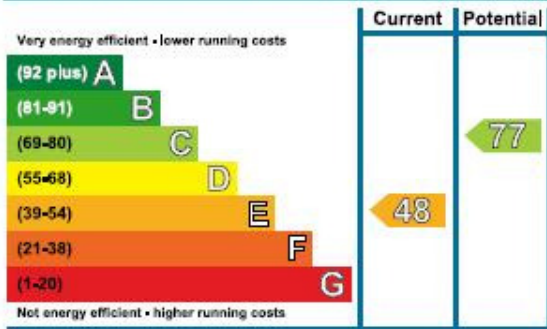
**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 231 over 3 years	
Heating	£ 3,258 over 3 years	£ 1,881 over 3 years	
Hot Water	£ 375 over 3 years	£ 255 over 3 years	
<b>Totals</b>	<b>£ 3,957</b>	<b>£ 2,367</b>	

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.

**Energy Efficiency Rating**

Very energy efficient • lower running costs



Not energy efficient • higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,275
2 Low energy lighting for all fixed outlets	£20	£ 81
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 114

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.