



Maintained to an exceptional standard, a spacious three bedroom family home, situated in a quiet cul-de-sac. This detached property offers spacious lounge/diner, modern kitchen and bathroom, downstairs cloakroom, utility room, garage via three car driveway and landscaped rear garden. Access to a recreation park and shops is a ten minute walk away. Egham mainline station and local schools are within a one mile radius.

**Boscombe Close, Egham, Surrey, TW20 8LX**

|                                     |  |
|-------------------------------------|--|
| <b><u>CANOPY PORCH:</u></b>         | Courtesy light under. Double glazed front door into:-  |
| <b><u>ENTRANCE HALL:</u></b>        | <b>3.29m x 2.29m (10'10" x 7'6")</b> Radiator, under stairs cupboard housing fuse board, stairs to first floor. Double doors into lounge/ diner.   |
| <b><u>W.C:</u></b>                  | In white with low level W.C, radiator, wash hand basin. Double glazed window to front.   |
| <b><u>LOUNGE / DINING ROOM:</u></b> | <b>6.39m x 3.49m (21' x 11'6")</b> Two radiators, coved cornice ceiling. Double glazed window to front. Double glazed French doors into rear garden.   |
| <b><u>KITCHEN:</u></b>              | <b>3.29m x 2.74m (10'10" x 9')</b> Range of grey base and eye level units, laminate work surfaces, space for dishwasher, fridge and freezer, part tiled walls, built in electric oven and four ring gas hob with extractor hood over, radiator, ceramic tiled floor. Stainless steel single bowl, single drainer sink unit with chrome mixer tap. Double glazed window and door to rear. |
| <b><u>LANDING:</u></b>              | <b>3.35m x 1.74m (11' x 5'8")</b> Hatch to boarded loft space, fitted storage shelving.  |
| <b><u>BEDROOM ONE:</u></b>          | <b>4.11m x 3.31m (13'6" x 10'10")</b> Radiator, oak effect flooring, built in wardrobe. Double glazed window to front.   |
| <b><u>BEDROOM TWO:</u></b>          | <b>4.11m x 3.0m (13'6" x 9'10")</b> Radiator, built in wardrobe. Double glazed window to rear.   |
| <b><u>BEDROOM THREE:</u></b>        | <b>2.70m x 2.06m (8'10" x 6'10")</b> Radiator. Double glazed window to rear.   |
| <b><u>BATHROOM:</u></b>             | <b>2.36m x 1.69m (7'10" x 5'6")</b> In white with low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap, radiator, storage cupboard, tiled shower cubicle housing chrome mixer shower, mosaic tiled walls, extractor fan. Frosted double glazed window to front.   |
| <b><u>UTILITY ROOM:</u></b>         | <b>3.58m x 2.12m (11'8" x 7')</b> Base and eye level storage units, wall mounted gas boiler (with 9 year warranty remaining), space for appliances, stainless steel sink unit. Window and door into rear garden. Internal door into garage.  |

**OUTSIDE**

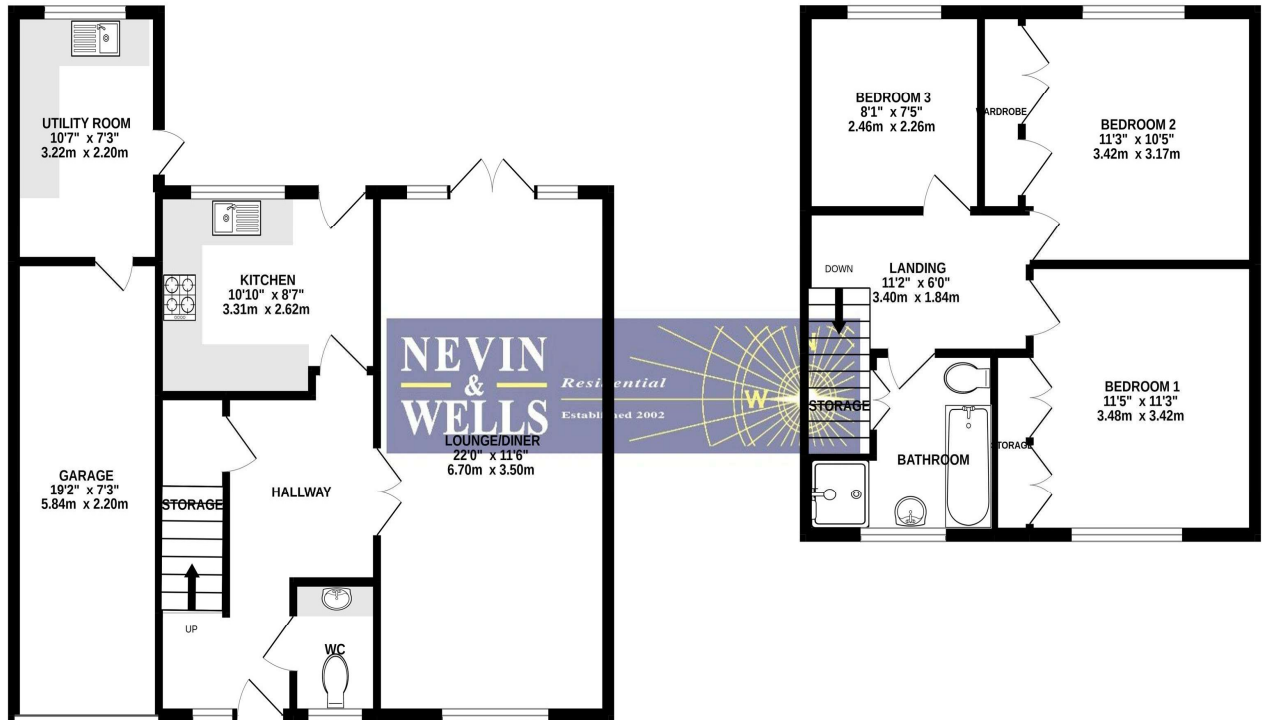
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|-----------------------------|--|
| <b><u>GARAGE:</u></b>       | <b>5.91m x 2.47m (19'4" x 8'2")</b> Attached brick built garage with light and power. Metal up and over door, approached via a private three car driveway to front.      |
| <b><u>REAR GARDEN:</u></b>  | <b>12.19m (40ft).</b> Paved patio, lawn area, outside tap, new timber storage shed, various flowers and shrubs.  |
| <b><u>FRONT GARDEN:</u></b> | Lawn area and panel fence to left hand boundary.   |
| <b><u>VIEWINGS:</u></b>     | By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a> |

**Boscombe Close, Egham, Surrey, TW20 8LX**

**FLOOR PLAN**

GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



BOSCOMBE CLOSE, EGHAM, TW20 8LX

TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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.



Boscombe Close, Egham, Surrey, TW20 8LX

EPC

| Energy performance certificate (EPC)   |               |  |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
|--|---------------|--|---|---------|-----------|-----|---|--|--|-------|---|--|--------|-------|---|--|--|-------|---|--------|--|-------|---|--|--|-------|---|--|--|------|---|--|--|--|--|
| 2 Boscombe Close<br>EGHAM<br>TW20 8LX  |               | Energy rating<br><b>D</b>  | Valid until: 6 April 2032<br>Certificate number: 2712-8124-9000-0473-6202 |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Property type  |               | Detached house   |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Total floor area   |               | 88 square metres   |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Rules on letting this property   |               |  |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Properties can be rented if they have an energy rating from A to E.  |               |  |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a> .  |               |  |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Energy efficiency rating for this property   |               | The graph shows this property's current and potential energy efficiency.                             |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| This property's current energy rating is D. It has the potential to be B.  |               | Properties are given a rating from A (most efficient) to G (least efficient).                        |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| <a href="#">See how to improve this property's energy performance.</a>   |               | Properties are also given a score. The higher the number the lower your fuel bills are likely to be. |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| <table><thead><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td>83   s</td></tr><tr><td>69-80</td><td>C</td><td></td><td></td></tr><tr><td>55-68</td><td>D</td><td>64   o</td><td></td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></tbody></table> |               | Score  | Energy rating   | Current | Potential | 92+ | A |  |  | 81-91 | B |  | 83   s | 69-80 | C |  |  | 55-68 | D | 64   o |  | 39-54 | E |  |  | 21-38 | F |  |  | 1-20 | G |  |  | For properties in England and Wales:<br><br>the average energy rating is D<br>the average energy score is 60 |  |
| Score  | Energy rating | Current  | Potential   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 92+  | A             |  |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 81-91  | B             |  | 83   s  |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 69-80  | C             |  |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 55-68  | D             | 64   o   |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 39-54  | E             |  |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 21-38  | F             |  |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 1-20   | G             |  |   |         |           |     |   |  |  |       |   |  |        |       |   |  |  |       |   |        |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |