



Glebe Road, Surrey, TW20 8BT

£535,000 Freehold



Offering superb potential for a double storey extension/annexe conversion (s.t.p.p) is this larger than average, versatile three/four bedroom Edwardian detached residence, situated in a residential road close to local shops and schools. The property itself offers two/three receptions, downstairs cloakroom, en-suite facilities, 105ft rear garden and a large attached garage with ample parking.

Glebe Road, Egham, Surrey, TW20 8BT

Open porch with double glazed door into:-

ENTRANCE HALLWAY: Single radiator, coved ceiling, stairs to first floor, double glazed window to side and door to:-

DINING ROOM: 4.20m x 3.30m (13'9" x 10'11") Two radiators, ornate coving and double glazed bay window to front.

LOUNGE: 4.40m x 3.70m (14'6" x 12'3") Two radiators, ornate covering, brick built fireplace, under stairs storage cupboard, double glazed windows to side and rear. Doorway to:-

KITCHEN: 4.60m x 3.02m (15'2" x 9'11") Eye and base level units with rolled edge work surfaces, space for appliances, one and half bowl single sink unit with mixer tap, double glazed windows to both sides, coved ceiling, wall mounted boiler, external door to side and door to:-

FAMILY ROOM: 4.90m x 3.0m (16' x 9'9") Radiator, double glazed window to rear door to garage and door to:-

CLOAKROOM: Low level W.C, wall mounted wash hand basin with mixer tap, part tiled walls and double glazed window to side.

LANDING: Hatch to loft, double aspect windows to side, radiator, built-in airing cupboard and doors to:-

BEDROOM ONE: 4.90m x 3.0m (15'11" x 9'10") Radiator, double glazed window to rear, hatch to loft and door to:-

EN-SUITE BATHROOM: Recently fitted modern, vanity sink unit with mixer tap and cupboard below, heated towel rail, low level W.C, hatch to loft, part tiled walls and double glazed window to side.

BEDROOM TWO: 4.40m x 3.70m (14'7" x 12'1") Fitted four door wardrobe, radiator, over stairs wardrobe and double aspect double glazed window to front.

BEDROOM THREE: 3.80m x 3.40m (12'7" x 11'3") Wood effect laminate flooring, radiator and double glazed window to rear.

BATHROOM: White suite comprising panel enclosed bath with mixer tap and shower attachment, low level W.C, pedestal wash hand basin, radiator, coved ceiling and double glazed window to side.

OUTSIDE

REAR GARDEN: 105ft Mainly laid to lawn, raised patio area with dwarf brick wall, timber storage shed, outside tap, side access gate and rear door to:-

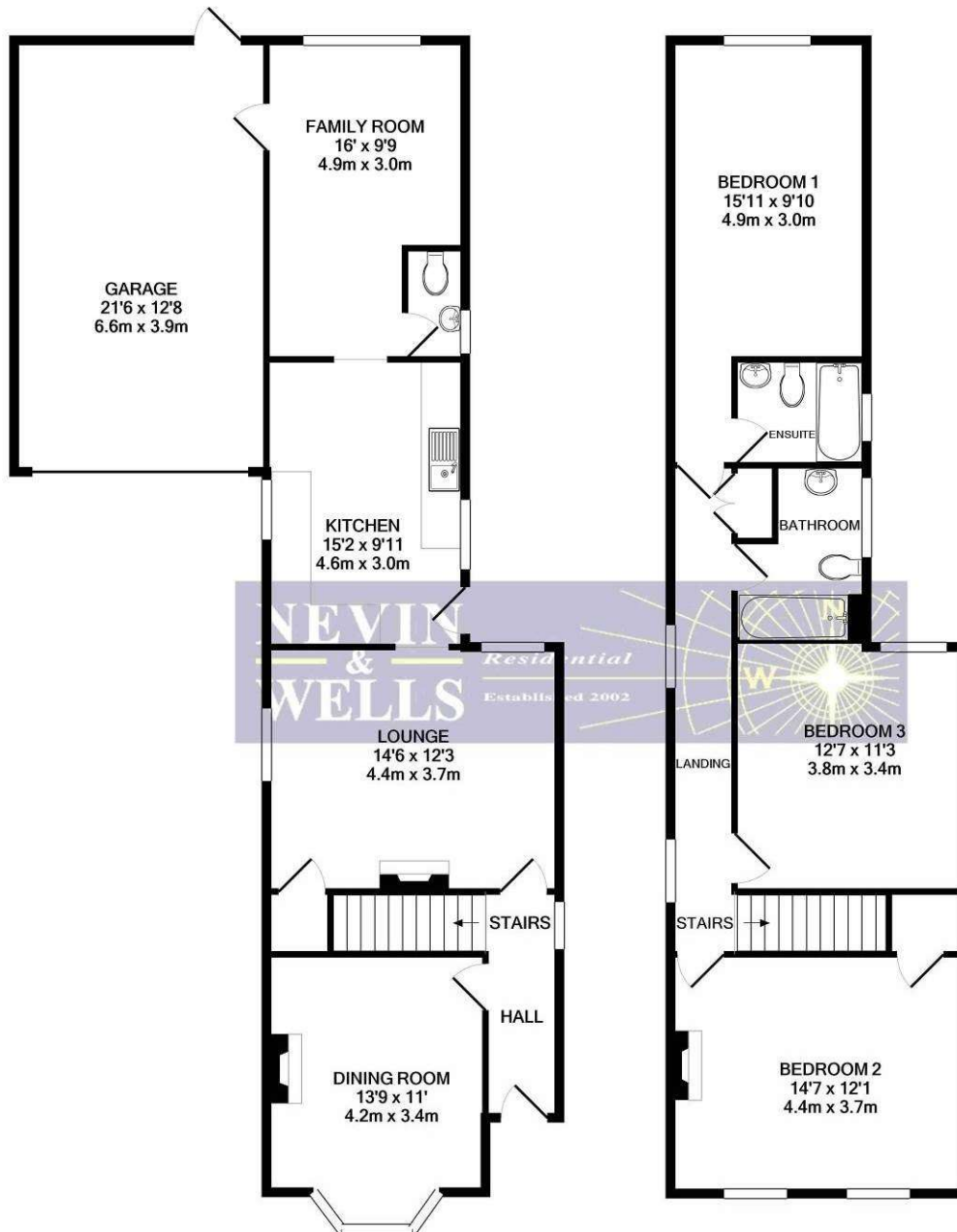
GARAGE: 6.60m x 3.84m (21'6" x 12'8") Light and power with metal up and over door.

PARKING: Off street parking for three to four vehicles.

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

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FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 975 SQ.FT.
(90.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 701 SQ.FT.
(65.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1676 SQ.FT. (155.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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EPC

Energy Performance Certificate		HM Government												
4, Glebe Road, EGHAM, TW20 8BT														
Dwelling type:	Detached house	Reference number: 8874-7727-2960-3069-8996												
Date of assessment:	11 March 2014	Type of assessment: RdSAP, existing dwelling												
Date of certificate:	11 March 2014	Total floor area: 135 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:		£ 5,274												
Over 3 years you could save		£ 2,820												
Estimated energy costs of this home														
	Current costs	Potential costs												
Lighting	£ 312 over 3 years	£ 207 over 3 years	<div style="background-color: #4F814F; color: white; padding: 10px; border: 1px solid white; width: 80px; margin: 0 auto;"> <p style="text-align: center; margin: 0;">You could save £ 2,820 over 3 years</p> </div>											
Heating	£ 4,455 over 3 years	£ 2,007 over 3 years												
Hot Water	£ 507 over 3 years	£ 240 over 3 years												
Totals	£ 5,274	£ 2,454												
<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> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4F814F; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #66BB6A; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #8BC34A; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #FFEB3B; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #FFC107; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #FF5722; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #C0392B; padding: 2px;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<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;">45</td> <td style="text-align: center; vertical-align: middle;">81</td> </tr> </tbody> </table>	Current	Potential	45	81	<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>	
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Current	Potential													
45	81													
Top actions you can take to save money and make your home more efficient														
Recommended measures	Indicative cost	Typical savings over 3 years												
1 Cavity wall insulation	£500 - £1,500	£ 178												
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,562												
3 Floor Insulation	£800 - £1,200	£ 312												
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.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>														