

An excellent opportunity to acquire this beautifully presented two bedroom modern end terrace located in a quiet cul-de-sac. Situated within Englefield Green Village, just yards from village amenities, Savill Gardens and Windsor Great Park. Accommodation comprises entrance porch, lounge/dining room, recently fitted kitchen/breakfast room, downstairs W.C, luxury first floor shower room and private rear garden and own driveway.

**Thorncroft, Englefield Green, Surrey, TW20 0SB**

Main door to::

**ENTRANCE  
PORCH:**

With door to:

**LOUNGE/  
DINING ROOM:**

**6.90m x 3.35m (22'8 x 11'0)** Stairs to first floor, radiators with decorative coverings, laminate wood effect flooring, front and rear aspect double glazed windows, rear aspect double glazed door and opening to:

**FITTED KITCHEN/  
BREAKFAST  
ROOM:**

**4.20m x 2.50m (13'10 x 8'2)** Comprising eye and base level units with square edge work surfaces, stainless steel drainer unit with mixer tap, fitted oven, hob and extractor over, fitted fridge/freezer, fitted dishwasher, breakfast bar, laminate wood effect flooring and door to:

**INNER HALLWAY:**

Laminate wood effect flooring, double glazed door to rear and door to:

**DOWNSTAIRS  
W.C:**

Low level W.C, wall mounted wash hand basin, extractor fan and laminate wood effect flooring.

**FIRST FLOOR  
LANDING:**

Access to loft, side aspect double glazed window, fitted carpet and doors to all rooms.

**BEDROOM ONE:**

**3.50m x 2.70m (11'6 x 8'10)** Fitted wardrobes, radiator, fitted carpet and front aspect double glazed window.

**BEDROOM TWO:**

**2.40m x 1.90m (7'10 x 6'3)** Radiator, fitted carpet and rear aspect double glazed window.

**LUXURY SHOWER  
ROOM:**

Comprising separate double walk in shower cubicle with power shower, low level W.C, pedestal wash hand basin, heated towel rail, fully tiled walls, tiled flooring and rear aspect double glazed window.

**OUTSIDE**

**REAR GARDEN:**

Patio area, lawn area, well established flower, shrub and tree borders, rear access gate and external tap and enclosed by panel fencing.

**OWN DRIVEWAY:**

Providing off street parking for two vehicles.

**FRONT GARDEN:**

Lawn area, shrub areas and pathway to main entrance.

**COUNCIL TAX  
BAND:**

D - Runnymede Borough Council

**VIEWINGS:**

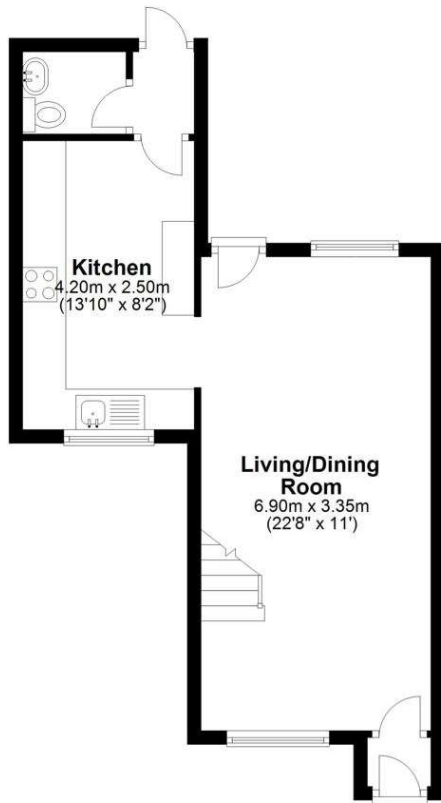
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

**Thorncroft, Englefield Green, Surrey, TW20 0SB**

**FLOORPLAN**

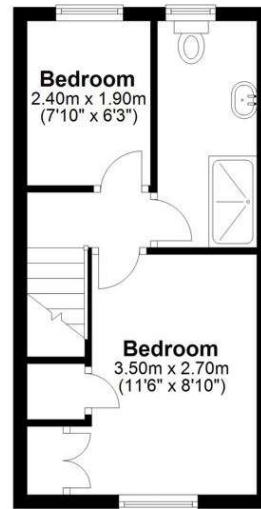
**Ground Floor**

Approx. 37.9 sq. metres (407.6 sq. feet)



**First Floor**

Approx. 23.4 sq. metres (252.3 sq. feet)



Total area: approx. 61.3 sq. metres (659.9 sq. feet)

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



## Thorncroft, Englefield Green, Surrey, TW20 0SB

### EPC

Energy performance certificate (EPC)		
7 Thorncroft Englefield Green EGHAM TW20 0SB	Energy rating <b>D</b>	Valid until: <b>6 July 2032</b> Certificate number: 7412-3123-0000-0523-6206

Property type: end-terrace house

Total floor area: 60 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 [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60