



A truly stunning three bedroom, extended, end of terrace home which has undergone many improvements by the current owner; entrance porch, entrance hallway, downstairs W.C, lounge, open plan dining room, recently fitted kitchen/breakfast room with vaulted Velux ceilings and French doors onto a beautifully landscaped rear garden, luxury first floor four piece bathroom suite, a brick built storage area/home office, off street parking for up to two vehicles and further potential to extend to the side subject to planning permission.

Barons Way, Egham, Surrey, TW20 8EA

Double glazed main door to :

ENTRANCE PORCH: Coved ceiling, front aspect double glazed window, fitted carpet and double glazed door to:

ENTRANCE HALLWAY: Coved ceiling, stairs to first floor, radiator, laminate wood effect flooring and doors to all rooms.

DOWNSTAIRS W.C: Low level W.C, wall mounted wash hand basin with tiled splashback and tile effect vinyl flooring.

LOUNGE: 4.05m x 4.02m (13'4 x 13'2) Coved ceiling, radiator, feature fireplace with wooden surround, laminate wood effect flooring.

OPEN PLAN DINING AREA: 4.05m x 2.70m (13'3 x 8'10) Rear aspect double glazed French doors to patio area, laminate wood effect flooring, underfloor heating and open plan to:

RECENTLY FITTED KITCHEN: 5.30m x 3.35m (17'5 x 11') Comprising eye and base level units with granite effect worktops, stainless steel drainer unit with mixer tap, fitted oven, hob and extractor, fitted dishwasher, space for other appliances, part tiled walls, laminate wood effect flooring, under floor heating, rear aspect double glazed patio doors, side aspect double glazed window, side aspect double glazed door and rear aspect double glazed Velux window.

FIRST FLOOR LANDING: Access to loft, handrail and balustrading and doors to all rooms.

BEDROOM ONE: 4.02mx 3.35m (13'2 x 11') Built in bespoke wardrobes, radiator, newly fitted carpet and front aspect triple glazed window.

BEDROOM TWO: 4.05m x 2.70m (13'4 x 8'10) Coved ceiling, radiator, newly fitted carpet and rear aspect double glazed window.

BEDROOM THREE/STUDY: 2.90m x 2.45m (9'6 x 8') Radiator, fitted carpet, built in desk and front aspect double glazed window.

OUTSIDE

REAR GARDEN: A beautifully stocked and landscaped rear garden with an array of seasonal flowers, plants, shrubs, vegetables and fruits, lawn areas, patio area, external lighting, external tap, raised flower beds, enclosed by panel fencing and pathway to:

BRICK BUILT STORAGE AREA: 3.70m x 2.70m (12'2 x 8'10) Own electric supply and power, double glazed windows and double glazed door to garden with overhanging canopy.

PARKING: Double gates to: Own driveway providing off street parking for up to two vehicles.

FRONT: Lawn area, well established flower and shrub borders, enclosed by dwarf brick walling panel fencing, pathway to main entrance and gated side entrance to rear.

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



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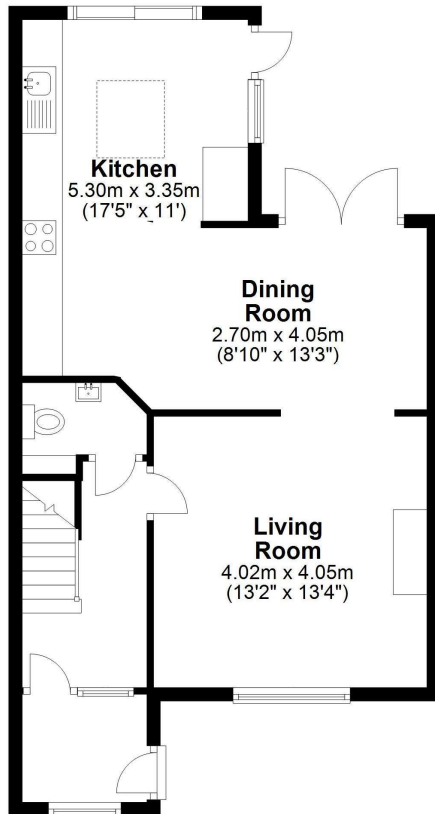
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FLOORPLAN

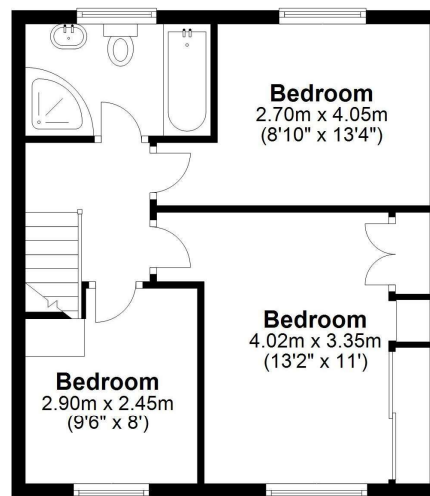
Ground Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



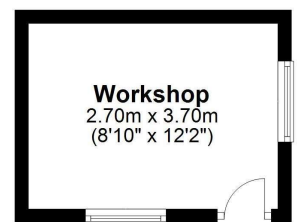
First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Workshop

Approx. 10.0 sq. metres (107.5 sq. feet)



Total area: approx. 105.9 sq. metres (1140.1 sq. feet)

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

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EPC

Energy performance certificate (EPC)		
31 Barons Way EGHAM TW20 8EA	Energy rating C	Valid until: 8 September 2032 Certificate number: 0318-1006-7201-9242-1200
Property type	end-terrace house	
Total floor area	82 square metres	

Rules on letting this property

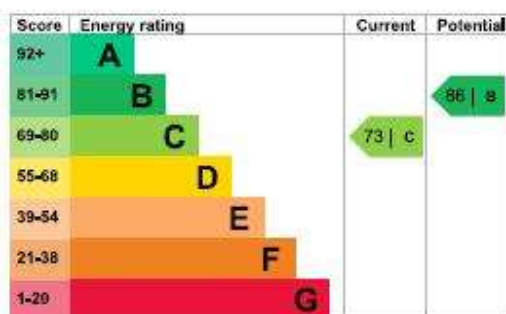
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



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