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WELLS

Distinctive Homes

Established 2002



Queenswood Crescent, Englefield Green, TW20 0AR £915,000 Freehold

Queenswood Crescent, Englefield Green, Surrey, TW20 0AR

Built to a high specification in 2017 by Messrs Cala Homes, this stunning home is situated in a private residential crescent opposite Windsor Great Park. The accommodation offers four/five bedrooms, three bathrooms (two en-suite), large open plan kitchen/family room, first floor lounge, utility room and two cloakrooms. Externally, there is a 40ft (12.10m) garden and garage in block. Access to village shops and schools is close at hand. Historic Egham/Windsor town centres are a few minutes drive away.

Recessed entrance porch with composite double glazed front door leading into:

ENTRANCE HALLWAY:

Stairs to first floor, under floor heating, tiled flooring, storage cupboard.

STUDY/BEDROOM FIVE:

4.75m x 3.45m (15'6 x 11'4) Under floor heating. Two double glazed windows to front.

UTILITY ROOM:

Comprising eye and base level units with squared edge work surfaces. Stainless steel drainer unit with mixer tap, extractor fan, space for appliances, under floor heating, tiled flooring and door to:

DOWNSTAIRS W.C.:

Comprising concealed low level W.C, vanity enclosed wash hand basin, part tiled walls, extractor fan and tiled flooring.

OPEN PLAN

LUXURY

KITCHEN/FAMILY AREA:

7.60m x 6.55m (24'11 x 21'6) Comprising eye and base level units with quartz worktops, one and half bowl sink unit with mixer tap and hydro boiling water tap, induction hob, extractor over, fitted triple electric oven, fitted dishwasher, water softener, breakfast bar, tiled flooring, under floor heating, rear aspect double glazed windows. Double glazed French doors to garden.

FIRST FLOOR

LANDING:

Stairs to second floor, storage cupboard, radiator, fitted carpet and doors to all rooms.

LOUNGE:

7.13m x 4.05m (23'5 x 13'3) Fitted carpet, radiators, rear aspect double glazed window and rear aspect double glazed Juliet balcony.

BEDROOM ONE:

5.75m x 3.35m (18'11 x 11'0) Fitted wardrobes, front aspect double glazed windows, fitted carpet, radiator and door to:

EN-SUITE FOUR PIECE BATHROOM:

Comprising separate fully tiled shower cubicle with power shower, panel enclosed bath with shower attachment over, concealed low level W.C, vanity enclosed wash hand basin, extractor fan, part tiled walls, tiled flooring and heated towel rail.

SEPARATE W.C.:

Comprising concealed low level W.C, vanity enclosed wash hand basin, radiator, extractor fan, part tiled walls and tiled flooring.

SECOND FLOOR LANDING:

Access to loft, airing/storage cupboard, radiator, fitted carpet and doors to all bedrooms.

BEDROOM TWO:

6.17m x 4.01m (20'3 x 13'2) Built in wardrobe, radiator, fitted carpet, front aspect double glazed window. Door to:

EN-SUITE SHOWER ROOM:

Comprising separate shower cubicle with power shower and tiled all round, concealed low level W.C, vanity enclosed wash hand basin, extractor fan, part tiled walls, heated towel rail and tiled flooring.

BEDROOM THREE:

3.66m x 3.22m (12'0 x 10'6) Radiator, fitted carpet and rear aspect double glazed window.

BEDROOM FOUR:

3.66m x 2.35m (12'0 x 7'8) Radiator, fitted carpet and built in storage cupboards.

BATHROOM:

Comprising panel enclosed bath with power shower over, folding glass shower screen, concealed low level W.C, vanity enclosed wash hand basin, extractor fan, part tiled walls, heated towel rail and tiled flooring.

OUTSIDE

GARAGE IN BLOCK:

5.69m x 3.29m (18'8 x 10'10) Up and over remote door, power and lighting. Approached via rear service road.

REAR GARDEN:

40ft (12.10m) Patio area, lawn area, external tap and enclosed by panel fencing. Access gate to rear.

SERVICE CHARGE:

£480.00 pa paid to residents association.

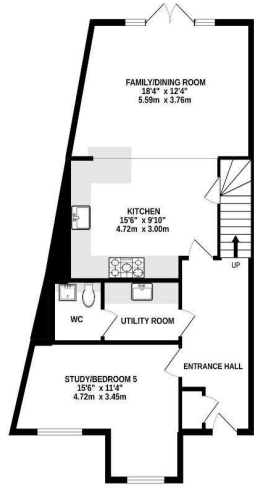
COUNCIL TAX BAND:

VIEWINGS:

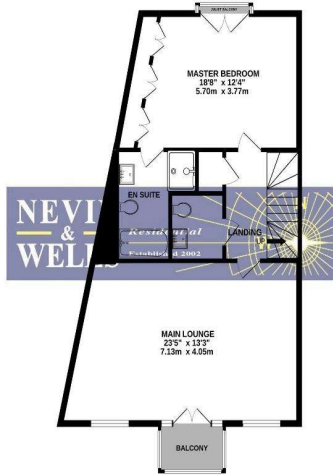
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOORPLAN

GROUND FLOOR
730 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.



2ND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 2221sq.ft. (206.3 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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34, Queenswood Crescent Englefield Green EGHAM TW20 0AR		Energy rating B
Valid until 25 March 2028	Certificate number 0550-3876-7570-9028-2785	

Property type: Mid-terrace house
 Total floor area: 155 square metres

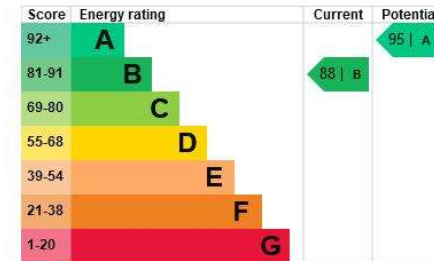
Rules on letting this property

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](#).

Energy efficiency rating for this property

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

[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.

