

NEVIN — & — WELLS

Distinctive Homes

Established 2002

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Stoneylands Road, Surrey, TW20 9QR

£750,000 Freehold



Stoneylands Road, Egham, Surrey, TW20 9QR

An exceptionally well-presented four bedroom detached residence located in a no through road just yards from High Street amenities and mainline train station. Having undergone many improvements by the current owners to include complete refurbishment, loft conversion and extension work. The versatile accommodation comprises entrance hallway, 21ft x 17ft living room, ground floor wet room, beautifully installed kitchen / breakfast room, dining room with bi-fold doors, luxury first floor family bathroom, garage, own driveway and a private 50ft south facing rear garden.

Recessed entrance porch with composite double glazed door to:-

ENTRANCE HALLWAY:

Coved ceiling, stairs to first floor, under stairs storage cupboard, radiator, laminate wood effect flooring and solid Oak doors to all rooms.

BEDROOM:

3.59m x 3.38m (11'9" x 11'1") Coved ceiling, decorative radiator covering, laminate wood effect flooring and front aspect double glazed bay window.

BEDROOM:

3.89m x 3.44m (12'10" x 11'4") Coved ceiling, laminate wood effect flooring, radiator and front aspect double glazed bay window.

LIVING ROOM:

6.47m x 5.03m (21'3" x 16'6") Coved ceiling, feature coal effect gas fire with Portuguese limestone surround and granite hearth, radiators, laminate wood effect flooring, side aspect double glazed window and rear aspect double glazed French doors to garden with bespoke shutter blinds.

GROUND FLOOR WET ROOM:

Comprising walk-in shower with power shower, vanity enclosed wash hand basin, concealed low level W.C, heated towel rail, extractor fan, part tiled walls, tiled flooring and side aspect opaque double glazed window.

INTEGRATED FITTED KITCHEN / BREAKFAST ROOM:

4.86m x 4.18m (15'11" x 13'8") Comprising eye and base level units with Portuguese granite work surfaces, fitted double oven, hob and stainless steel chimney extractor over, space for other appliances, single sink drainer unit with mixer tap and filtered water, radiator, laminate wood effect flooring, side aspect double glazed door and opening to:-

DINING ROOM:

3.64m x 3.36m (11'11" x 11'0") Radiators, laminate wood effect flooring, four double glazed Velux windows, rear aspect double glazed bi-folding doors and side aspect double glazed bi-folding doors.

FIRST FLOOR LANDING:

Radiator, side aspect double glazed Velux window, fitted carpet and doors to all rooms.

MASTER BEDROOM:

3.89m x 3.44m (12'10" x 11'4") Built-in wardrobe, radiator, fitted carpet, rear aspect double glazed window.

BEDROOM:

3.49m x 3.07m (11'5" x 10'0") Built-in wardrobe / storage, eaves storage area, radiator, fitted carpet and front aspect double glazed window.

FAMILY BATHROOM:

White three piece suite comprising panel enclosed bath with power shower over and glass shower screen, vanity enclosed wash hand basin, concealed low level W.C, heated towel rail, extractor fan, part tiled walls, vinyl flooring and side aspect double glazed Velux window.

OUTSIDE

LANDSCAPED SOUTH FACING REAR GARDEN:

Approximately 50ft x 35ft. Patio area, artificial lawn areas, well established flower and shrub borders, external power and lighting, external tap and enclosed by panel fencing, fully alarmed and powered 10' x 8' shed, side doors to boiler house and door to:-

ATTACHED GARAGE:

Up and over door with power and lighting.

DRIVEWAY:

Providing off street parking for five vehicles.

FRONT:

Enclosed by walling and gated side access to rear.

VIEWINGS:

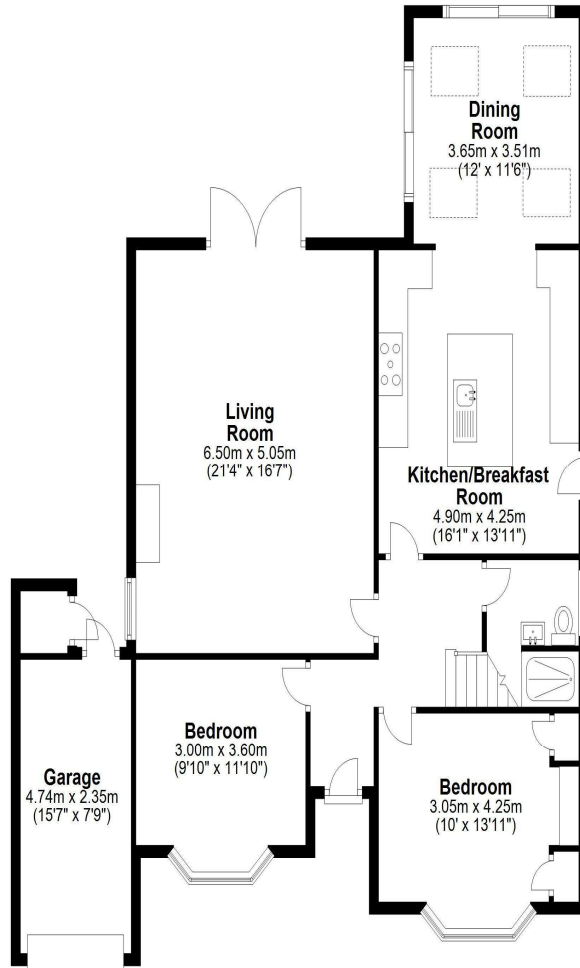
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOOR PLAN

EPC

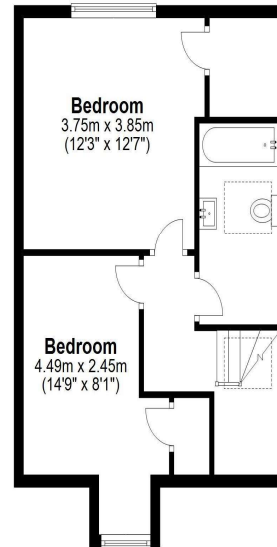
Ground Floor

Approx. 119.0 sq. metres (1280.6 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 160.1 sq. metres (1723.1 sq. feet)

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

Energy Performance Certificate



Evelyn, Stoneylands Road, EGHAM, TW20 9QR

Dwelling type: Detached bungalow

Reference number: 8221-7627-6290-1368-5922

Date of assessment: 28 March 2019

Type of assessment: RdSAP, existing dwelling

Date of certificate: 28 March 2019

Total floor area: 145 m²

Use this document to:

- 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: £ 3,162

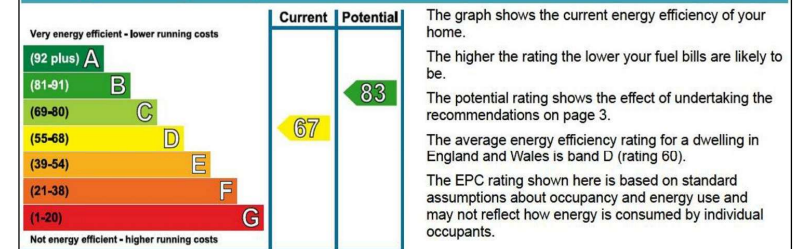
Over 3 years you could save: £ 924

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 261 over 3 years	
Heating	£ 2,415 over 3 years	£ 1,710 over 3 years	
Hot Water	£ 408 over 3 years	£ 267 over 3 years	
Totals	£ 3,162	£ 2,238	

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.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 465
2 Floor insulation (suspended floor)	£800 - £1,200	£ 255
3 Low energy lighting for all fixed outlets	£15	£ 69

See page 3 for a full list of recommendations for this property.

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.

