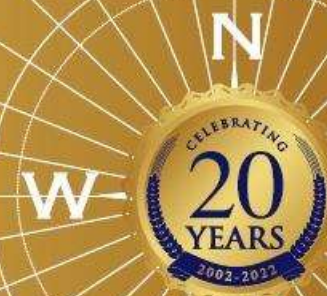


NEVIN — & — WELLS

Distinctive Homes

Established 2002



Whitehall Lane, Egham, TW20 9NF

£850,000 Freehold



Whitehall Lane, Egham, Surrey, TW20 9NF

A 1930's built four bedroom family home, situated in one of Egham's premier roads, five minutes walk from mainline station and local schools. This spacious property offers three reception rooms, two bathrooms, utility room and cloakroom. Externally there is a huge West facing landscaped rear garden and to front, large driveway leading to double garage. Access to the new Magna Square and Orbit Leisure Centre/Pool is close at hand.

Original oak front door with courtesy light to side into:

ENTRANCE HALLWAY:

3.66m x 2.27m (12' x 7'6) Radiator, stairs to first floor, under stair cupboard housing meters and fuse board.

LOUNGE:

6.19m x 3.95m (20'4 x 13') Two radiators, panel effect walls, feature stone fireplace, coved ceiling. Glazed French doors into:

GARDEN ROOM:

4.94m x 4.51m (16'2 x 14'10) Radiator, oak flooring, vaulted glass ceiling. Windows and doors over rear garden.

DINING ROOM:

3.66m x 3.50m (12' x 11'6) Radiator, coved ceiling, feature open brick fireplace. Door into utility room, feature arch into kitchen. Window to front.

UTILITY ROOM:

3.00m x 1.68m (9'10 x 5'6) Space for appliances. Tiled walls and floor, wall mounted gas boiler. Window and door to side.

W.C:

In white with low level W.C, wash hand basin. Window to rear.

KITCHEN:

4.26m x 2.70m (14' x 8'10) Range of two tone base and eye level units, tiled worktops and walls, storage drawers, breakfast bar, built in electric oven and four ring halogen hob, overhead extractor filter, space for dishwasher. Double bowl sink with mixer tap. Dual aspect windows to front and rear.

LANDING:

Large eaves storage cupboard, picture rail, storage cupboard, hatch to loft space. Window to front and rear.

BEDROOM ONE:

4.26m x 3.96m (14' x 13') Radiator, built in wardrobes, dado rail. Window to rear.

BEDROOM TWO:

3.66m x 3.50m (12' x 11'6) Radiator, dado rail, built in wardrobes. Dual aspect windows to side and front.

BEDROOM THREE:

3.69m x 2.27m (12'2 x 7'6) Radiator, overhead storage, dado rail. Window to rear.

BEDROOM FOUR:

3.21m x 2.78m (10'6 x 9'2) Radiator, picture rail. Window to front.

BATHROOM:

Comprising panel bath, pedestal wash hand basin, fully tiled floors and walls. Window to side.

SHOWER ROOM:

Luxury white suite comprising glass cubicle housing chrome mixer shower, dual fuel chrome ladder radiator, wash hand basin set into vanity unit, part tiled walls and floor. Underfloor heating. Window to side.

OUTSIDE

REAR GARDEN:

34.14m x 18.29m (112ft x 60ft) A mature and thoughtfully landscaped West facing garden, lawn area, ornate pond, timber gazebo, outside tap, various trees and shrubs, vegetable plot, large greenhouse, log store, side access.

SUMMER HOUSE:

3.66m x 2.44m (12' x 8') Timber veranda, feature lighting, power, folding glass doors.

FRONT GARDEN:

Inset shrubs and various trees including a mature magnolia tree.

COUNCIL TAX BAND:

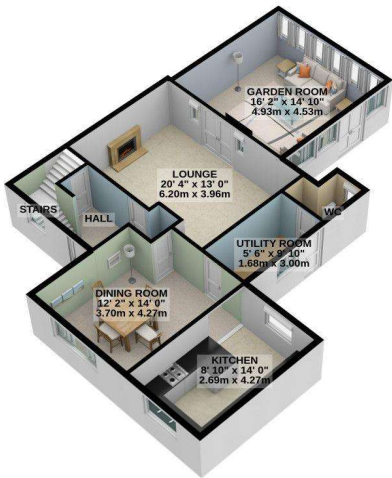
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VIEWINGS:

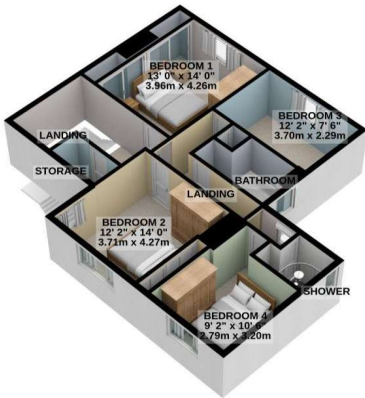
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOOR PLAN

GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1576 sq.ft. (146.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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EPC

Energy performance certificate (EPC)			
18 Whitehall Lane EGHAM TW20 0NF	Energy rating	Valid until:	13 March 2033
	D	Certificate number: 6717-4127-0000-0584-6296	
Property type		Semi-detached house	
Total floor area		141 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
32+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
33-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

