



**Barons Way, Egham, TW20 8EH**

**£485,000 Freehold**



Positioned on a corner plot, this extended family home offers spacious accommodation and ample parking. Benefits include three large bedrooms, kitchen/dining room, separate lounge, huge conservatory, attached garage and potential to extend (subject to planning permission). Access to local schools and shops is close at hand, the M25 and Heathrow Airport are a few minutes drive.

**Barons Way, Egham, Surrey, TW20 8EH**

Double glazed front door into enclosed porch. Internal door into:

- ENTRANCE HALL:** 4.04m x 1.83m (13'4 x 6') Radiator, under stair storage cupboard, stairs to first floor. Doors into lounge and kitchen.
- LOUNGE:** 4.04m x 4.04m (13'4 x 13'4) Radiator, feature cast iron fireplace with marble hearth. Double glazed window to front.
- KITCHEN/DINING ROOM:** 6.00m x 2.74m (19'8 x 9') Range of cream shaker style base and eye level units, laminate worktops, tiled splash back, built in stainless steel electric oven with four ring gas hob, overhead extractor, space for dishwasher, larder cupboard, space for dining table, storage cupboard, radiator, space for fridge/freezer, one and half bowl stainless steel single drainer sink with chrome mixer tap. Double glazed window and French doors to rear.
- CONSERVATORY:** 6.86m x 3.17m (22'6 x 10'4) Radiator, cupboard/utility area, strip pine flooring, storage shelves. Double glazed windows and French doors to rear. Door to side access and garage.
- LANDING:** 2.13m x 1.96m (7' x 6'6) Hatch to loft space.
- BEDROOM ONE:** 4.04m x 3.30m (13'4 x 10'10) Radiator, coved ceiling, built in wardrobes. Double glazed window to front.
- BEDROOM TWO:** 3.94m x 2.80m (13' x 9'2) Radiator, coved ceiling. Double glazed window to rear.
- BEDROOM THREE:** 2.90m x 2.62m (9'6 x 8'8) Radiator, coved ceiling. Double glazed window to front.
- BATHROOM:** 1.96m x 1.68m (6'6 x 5'6) Suite comprising low level W.C, pedestal wash hand basin, panel bath with mixer tap and mixer shower over, part tiled walls, radiator. Frosted double glazed window to rear.

**OUTSIDE**

- REAR GARDEN:** 30ft (9.14m) Lawn, large timber shed, panel fencing to sides.
- FRONT GARDEN:** Lawn area and shrub border.
- SINGLE GARAGE:** 5.48m x 2.74m (18' x 9') Light, power. Approached via private drive.
- 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)



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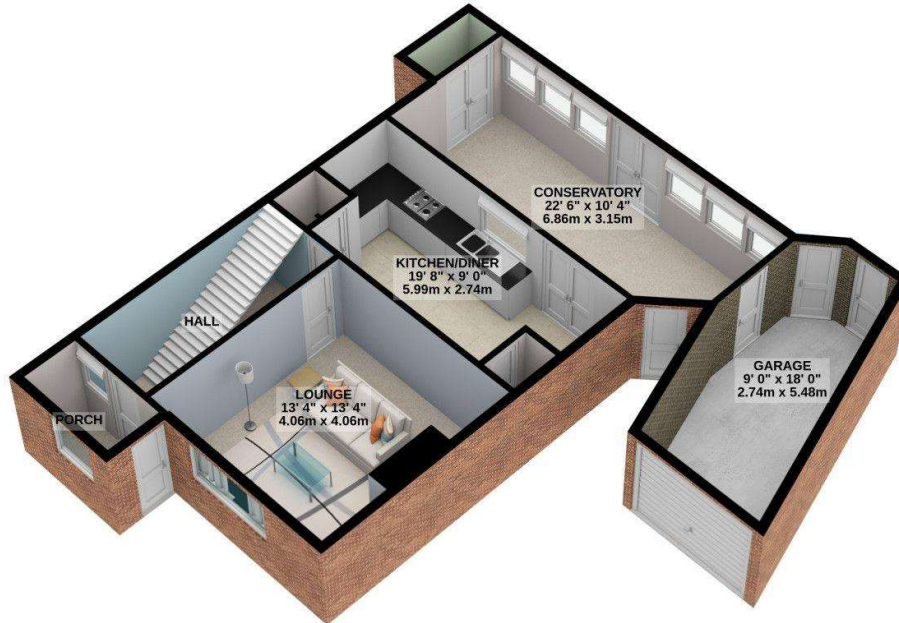
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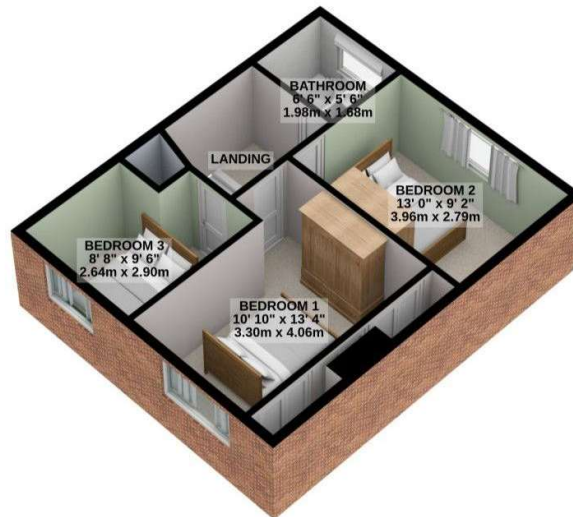
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FLOORPLAN

GROUND FLOOR  
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



BARONS WAY, EGHAM, TW20 8EH  
TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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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**All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.**

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EPC

7 Barons Way EGHAM TW20 8EH		Energy rating <b>D</b>
Valid until 26 October 2032	Certificate number 2639 3921-2200-8042-5204	
Property type	End-terrace house	
Total floor area	109 square metres	

**Rules on letting this property**

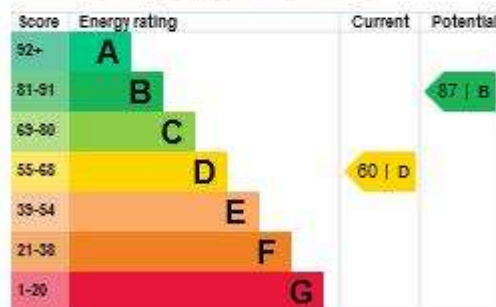
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

**Energy efficiency rating for this property**

This property's current energy rating is D. 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