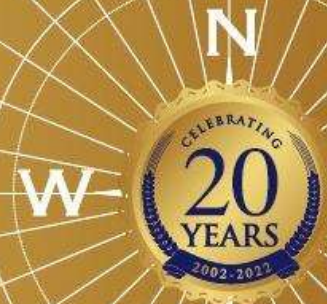


NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



Spencer Gardens, Englefield Green, Surrey, TW20 0JN

£1,075,000 F/H

Spencer Gardens, Englefield Green, Surrey, TW20 0JN

Location, location, location ! Built in 1969 by Messrs Crest Homes, this one owner property is offered with its original layout, giving fantastic scope to extend. Spencer Gardens is one of the most prestigious cul-de-sacs in the village and our clients home offers panoramic views across Historic Egham as far as London. Externally, there is a mature 75ft (23m) south-easterly rear garden and to front is a huge driveway with large front garden adjacent. Village shops, restaurants, Windsor Great Park and local schools are close by, with Bishopsgate and the ACS to name but a few.

Hardwood front door into:

ENTRANCE HALLWAY: 3.96 x 2.70m (13' x 8'10) Radiator, coved ceiling, stairs to first floor. Glazed doors into lounge/dining room, study/kitchen.

CLOAKROOM: 1.83m x 0.83m (6' x 2'8) Low level W.C, pedestal wash hand basin. Double glazed window to front.

STUDY: 2.74m x 2.14m (9' x 7') Radiator, coved ceiling. Double glazed window to front.

DINING ROOM: 3.96m x 3.35m (13'x11') Radiator, coved ceiling. Double glazed window to rear with panoramic views.

LOUNGE: 6.15m x 3.47m (20'2 x 11'4) Two radiators, coved ceiling, glazed doors into dining room. Glazed French doors into:

CONSERVATORY: 3.66m x 2.80m (9'2 x 12') Steel base and double glazed mainframe, ceramic tiled floor, light and power. Double glazed doors into garden.

KITCHEN/BREAKFAST ROOM: 3.90m x 2.74m (12'10 x 9') Extensive range of Birch effect base and eye level units, granite effect worktops, mosaic tiled splashback, radiator, ceramic tiled floor, cupboard housing 2 year old Vaillant boiler space for cooking range, overhead extractor hood, soft close doors and drawers, coved ceiling, one and half bowl stainless steel Franke sink unit with chrome mixer tap. Double glazed window to rear with panoramic views.. Glazed door into:

UTILITY ROOM: 2.38m x 1.69m (7'10x 5'6) Birch effect storage units, stainless steel sink, granite effect worktops, ceramic tiled floor, space for appliances. Double glazed window to rear with panoramic views to London. Door to rear garden.

LANDING: 3.91m x 1.96m (12'10 x 6'6) Hatch to boarded loft space with folding ladder and light. Airing cupboard housing hot water cylinder and shelving.

BEDROOM ONE: 4.35m x 3.50m (14'4 x 11'6) Radiator, coved ceiling. Double glazed window to rear with panoramic views to London. Door into:

DRESSING ROOM: 2.24m x 1.69m (7'4 x 5'6) Radiator, coved ceiling, built in wardrobe. Double glazed window to front. Door into:

EN-SUITE: 2.14m x 1.69m (7' x 5'6) Suite comprises low level W.C, pedestal wash hand basin, panel bath with chrome taps, radiator, part tiled walls, coved ceiling. Double glazed window to front.

BEDROOM TWO: 3.61m x 3.05m (11'10 x 10') Radiator, built in wardrobe. Double glazed window to front.

BEDROOM THREE: 3.80m x 2.43m (12'6 x 8') Radiator, built in wardrobe. Double glazed window to rear with panoramic views.

BEDROOM FOUR: 2.90m x 2.28m (9'6 x 7'6) Radiator, built in wardrobe. Double glazed window to rear with panoramic views.

BATHROOM: 2.64m x 1.69m (8'8 x 5'6) Suite comprises low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap and manual shower, part tiled walls, radiator. Double glazed window to front.

OUTSIDE

DOUBLE GARAGE: 5.03m x 5.00m (16'6 x 16'4) Light, power, access to fuseboard. Two metal up and over doors to front. Door into rear garden.

PRIVATE DRIVE: Enormous private drive with ample parking.

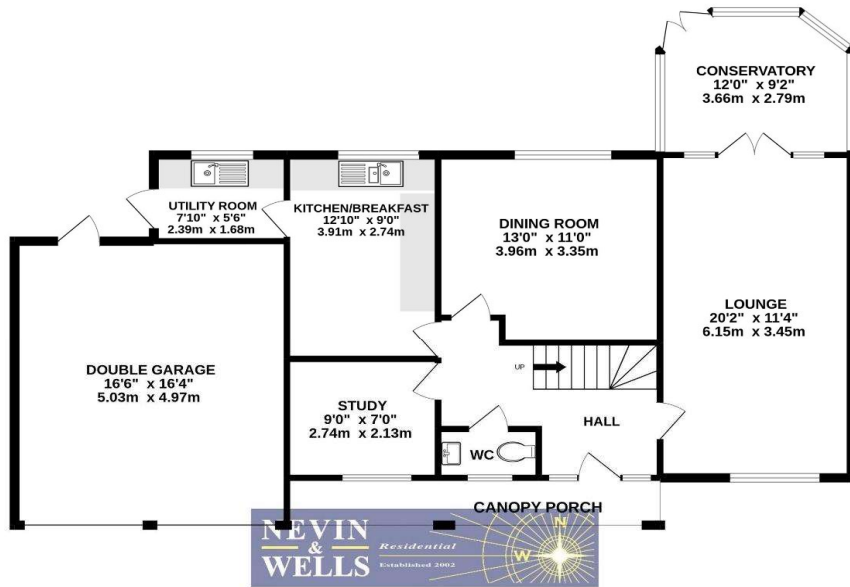
FRONT GARDEN: 24.38m x 18.29m (80ft x 60ft) Large lawn area with inset shrubs.

REAR GARDEN: 22.86m (75ft) A mature split level south-easterly garden with two greenhouses, feature pond, various shrubs, outside tap and side access gate.

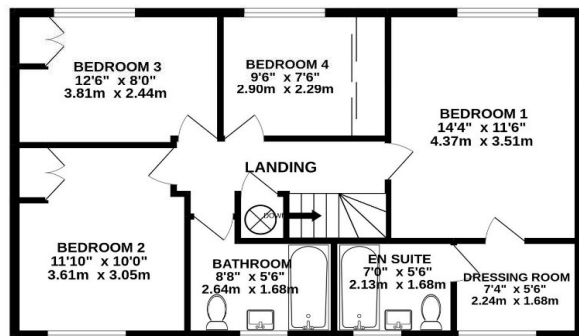
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOOR PLAN

GROUND FLOOR
1203 sq.ft. (111.8 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 1902 sq.ft. (176.7 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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EPC

10 SPENCER GARDENS ENGLEFIELD GREEN EGHAM TW20 0JN		Energy rating C
Valid until 6 June 2031	Certificate number 2439-5826-3000-0624-8206	

Property type	Detached house
Total floor area	135 square metres

Rules on letting this property

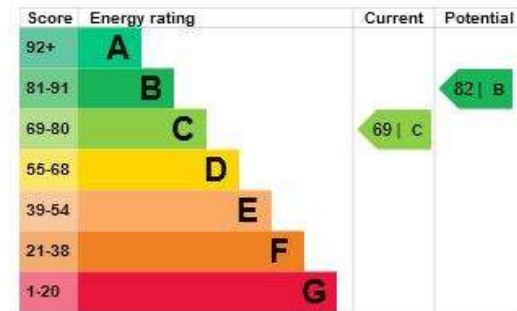
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

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).

