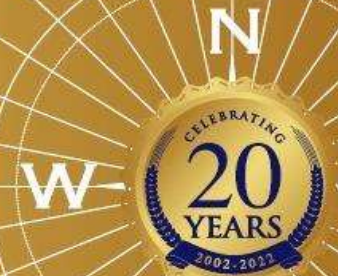


NEVIN & WELLS

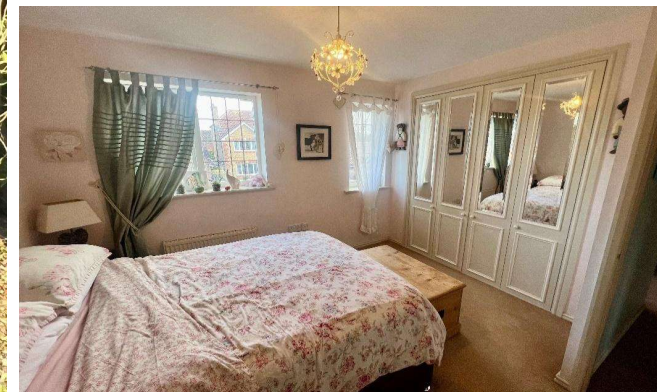
Distinctive Homes

Established 2002



Boshers Gardens, Egham, TW20 9NZ

£659,950 Freehold



Boshers Garden, Egham, Surrey, TW20 9NZ

A three bedroom modern detached home built in 1999. This rarely available property benefits from entrance hallway, fitted kitchen, lounge/dining room, downstairs W.C, first floor family bathroom, en-suite facilities, private 40ft rear garden, an integral garage and own driveway providing off street parking for up to three vehicles. Access to Egham mainline train station and New Magna Square development is a five minute walk away. Manorcroft School and park are also close by.

Double glazed main door to:

ENTRANCE HALLWAY:

Radiator, doors to all rooms.

FITTED KITCHEN: 3.15m x 2.50m (10'4 x 8'2) Comprising eye and base level units with rolled edge work surfaces, one and half bowl porcelain sink unit with mixer tap, fitted oven, hob and extractor over, space for other appliances, part tiled walls, radiator, tiled flooring, door to side and front aspect double glazed window.

DOWNSTAIRS W.C:

Comprising low level W.C and wall mounted wash hand basin.

LOUNGE/DINING ROOM:

5.95m x 2.70m (19'6 x 8'10) Coved ceiling, radiator, under stair storage cupboard, feature fireplace, rear aspect double glazed window, side aspect double glazed windows and rear aspect double glazed patio doors to garden.

FIRST FLOOR LANDING:

Airing/storage cupboard, handrail and balustrading, access to loft and doors to all rooms.

PRINCIPLE BEDROOM:

3.70m x 3.15m (12'2 x 10'4) Built in wardrobes, radiator, front aspect double glazed leaded light windows and door to:

EN-SUITE SHOWER ROOM:

Comprising separate shower cubicle with power shower and tiled all round, low level W.C, pedestal wash hand basin, extractor fan, dado rail and side aspect opaque double glazed window.

BEDROOM TWO:

3.80m x 2.60m (12'6 x 8'6) Dado rail and timber cladding, radiator, built in wardrobe and rear aspect double glazed window.

BEDROOM THREE:

3.25m x 2.85m (10'8 x 9'4) Built in wardrobes, radiator and rear aspect double glazed window.

FAMILY BATHROOM:

White three piece suite comprising panel enclosed bath with shower attachment, low level W.C, pedestal wash hand basin, radiator, dado rail, part tiled walls and rear aspect opaque double glazed window.

OUTSIDE

REAR GARDEN:

Approximately 40ft Patio area, lawn area, timber shed, external tap, gated side access and enclosed by panel fencing.

INTEGRAL GARAGE:

4.70m x 2.40m (15'5 x 7'10) Up and over door with power and lighting.

OWN DRIVEWAY:

Providing off street parking for up to three vehicles.

COUNCIL TAX BAND:

E - Runnymede Borough Council

VIEWINGS:

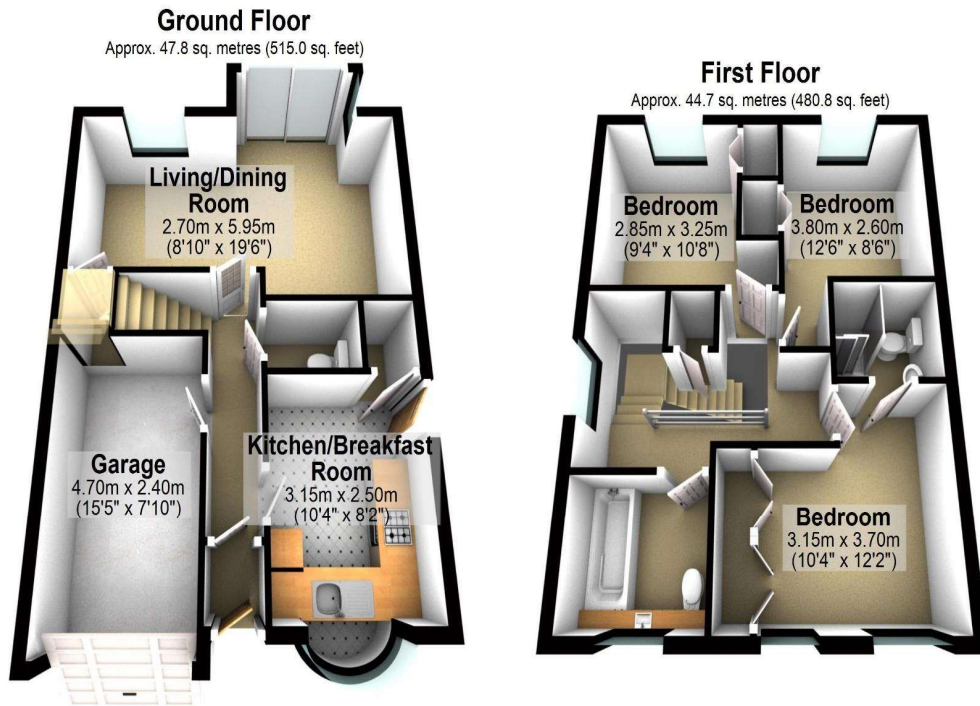
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOOR PLAN



Total area: approx. 92.5 sq. metres (995.9 sq. feet)

Energy performance certificate (EPC)

19 Boshers Gardens EGHAM TW20 9NZ	Energy rating D	Valid until: 7 March 2033 Certificate number: 0681-2000-8207-2407-4204
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Property type	Detached house
Total floor area	89 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 B.

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

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

