

Northcroft Road, Englefield Green, TW20 0ED £575,000 Freehold



Having been completely refurbished and modernised by the current owners, is this extended three bedroom bungalow with the added benefit of a loft room that would make an excellent playroom. The property offers a large and stunning modern kitchen with open plan living and bi-folds onto a garden which has a composite built office or garden room. In addition there is ample parking, modern bathroom and two receptions. Situated close to the village green, Windsor Great Park and local schools.

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Composite front door into:

- ENTRANCE HALL:** With wood effect tiled flooring, vertical radiator, windows to front, bench with storage under and doors to:
- LOUNGE:** **4.25m x 3.80m (13'11 x 12'6)** Wood effect flooring, double glazed window to front, two vertical radiators, chimney breast with fuel burner stove and doors to:
- FAMILY ROOM:** **3.25m x 2.90m (10'8 x 9'6)** Tiled flooring, radiator, underfloor heating, open plan to:
- MODERN KITCHEN/DINING ROOM:** **8.00m x 3.15m (26'3 x 10'4)** Full height fitted units with concealed appliances, two AEG ovens and microwave, large 'L' shaped island with cupboards under, granite work surface with LED lighting under, sink with mixer tap, five ring gas hob with extractor over and breakfast bar area, fully tiled floor with under floor heating, leading into **DINING AREA:** wall mounted units, LED lighting, tiled underfloor heating, air conditioning unit and large four door picture bi-folds onto garden. A superb part of the property for entertaining and quality family time.
- MASTER BEDROOM:** **3.25m x 3.15m (10'8 x 10'4)** Radiator, fully fitted sliding door wardrobe, ceiling fan and double glazed window to front.
- BEDROOM TWO:** **3.25m x 2.20m (10'8 x 7'2)** Radiator and double glazed window to rear.
- BEDROOM THREE/STUDY:** **3.25m x 2.20m (10'8 x 7'2)** Radiator, wood effect laminate flooring, fitted shelving and units. Double glazed window to front.
- INNER HALLWAY:** Wood effect flooring, built in cupboard and door to:
- BATHROOM:** Modern white suite comprising Jacuzzi bath with shower over, inset sink unit with mixer tap and W.C, eye and base level unit with granite tops, fully tiled floor, heated towel rail and extractor.
- LOFT/PLAYROOM:** Eaves storage and double aspect double glazed windows.
- OUTSIDE**
- GARDEN:** **Approximately 60ft.** Paved patio area, astro turf, two timber storage sheds, fully enclosed with side access.
- OFFICE/GARDEN ROOM:** **5.40m x 3.00m (17'9 x 9'10)** Composite build with light and power, base level units with built in fridge and work surface over. Three door bi-folds to front and lighting.
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437437 or visit www.nevinandwells.co.uk

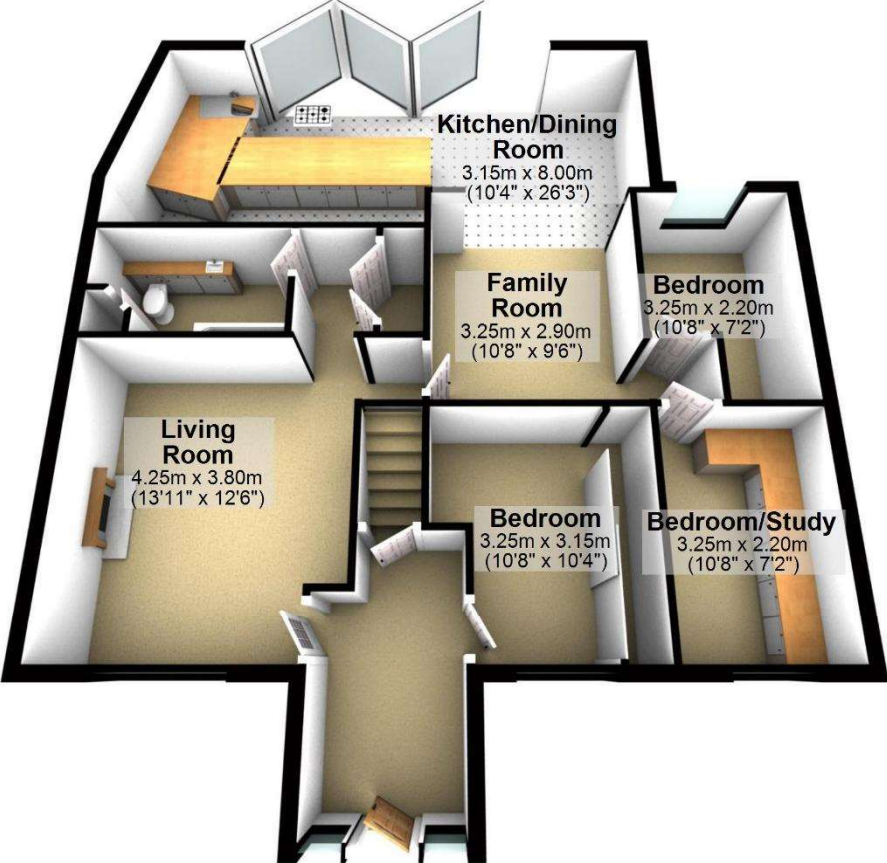


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FLOORPLAN

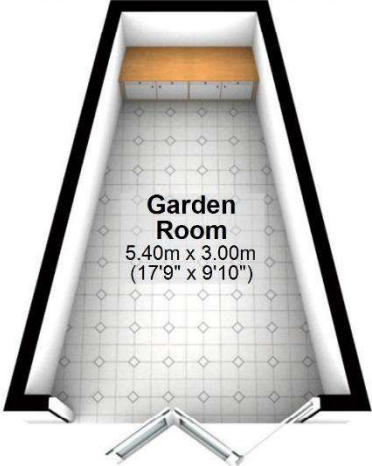
Ground Floor

Approx. 89.9 sq. metres (967.6 sq. feet)



Garden Room

Approx. 16.0 sq. metres (171.8 sq. feet)



Total area: approx. 105.9 sq. metres (1139.4 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

41 Northcroft Road Englefield Green EGHAM TW20 0ED	Energy rating C
Valid until 24 May 2033	Certificate number 3717-3025-6160-0195-5222

Property type Semi-detached bungalow

Total floor area 87 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 rating and score

This property's current energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	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