



Fleetway, Thorpe, Surrey, TW20 8UA

£535,000 Freehold



An extended four bedroom semi-detached family home, situated in a quiet crescent, in the heart of Thorpe Village. This spacious property offers large lounge, open plan kitchen/diner, full width conservatory, downstairs cloakroom and modern bathroom. Externally, there is a 50ft (15.24m) rear garden and single garage via private driveway. Access to village shop, pub and excellent Primary School is close at hand.

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Double glazed door into:

- ENTRANCE HALL:** 5.49m x 1.78m (18' x 8'10) Radiator, storage cupboard, Oak effect flooring, stairs to first floor.
- W.C:** In white with low level W.C and wash hand basin. Double glazed window to side.
- KITCHEN/DINER:** 7.92m x 2.95m (26' x 9'8) Range of Navy blue base and eye level units, marble effect worktops, space for dining table, Oak effect flooring, part tiled walls, space for cooker and fridge/freezer, stainless steel overhead extractor hood, one and half bowl stainless steel sink with chrome mixer tap. Double glazed window to front, double glazed door to side access. Double glazed sliding patio door into conservatory.
- LOUNGE:** 4.62m x 3.86m (15'2 x 12'8) Radiator, coved ceiling. Double glazed sliding patio door into:
- CONSERVATORY:** 7.57m x 2.94m (24'10 x 9'8) Radiator, ceramic tiled floor, brick base and double glazed mainframe. Double glazed French doors into rear garden.
- LANDING:** Storage cupboard, hatch to loft space.
- BEDROOM ONE:** 3.91m x 3.53m (12'10 x 11'6) Radiator, coved ceiling. Double glazed window to rear.
- BEDROOM TWO:** 4.21m x 2.45m (13'10 x 8') Radiator, built in double wardrobe, coved ceiling. Double glazed window to front.
- BEDROOM THREE:** 3.53m x 2.58m (11'6 x 8'6) Radiator, coved ceiling. Double glazed window to front.
- BEDROOM FOUR:** 3.00m x 2.65m (9'10 x 8'8) Radiator, coved ceiling. Double glazed window to rear.
- BATHROOM:** In white with low level W.C, wash hand basin set into vanity unit, panel bath with chrome mixer shower over, part tiled walls, chrome ladder radiator, ceramic tiled floor, fitted wall mirror. Double glazed window to side.

OUTSIDE

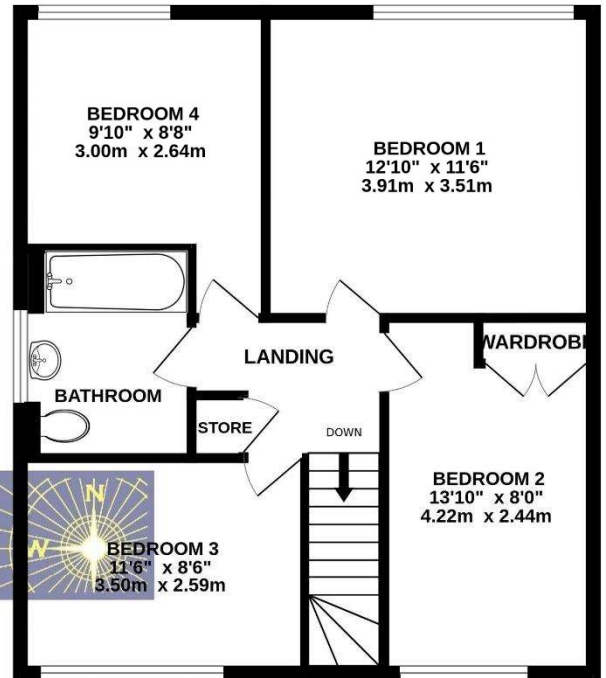
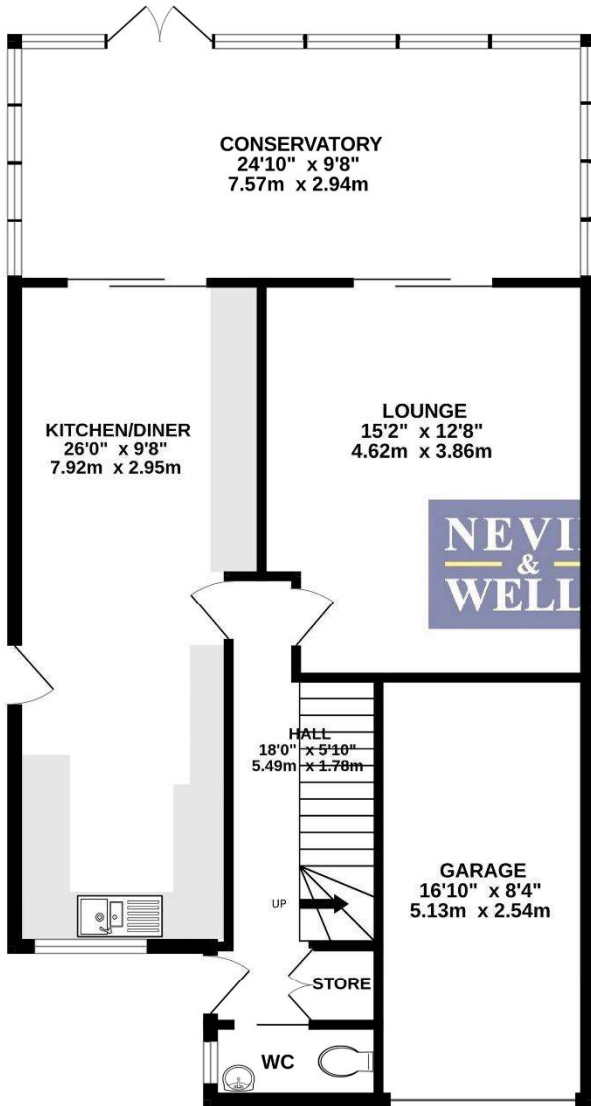
- REAR GARDEN:** 50ft (15.24m) Lawn area, shrub beds, outside tap, side access.
- FRONT GARDEN:** Lawn, inset shrubs.
- GARAGE:** 5.13m x 2.54m (16'10 x 8'4) Light, power, metal up and over door, approached via private driveway.
- COUNCIL TAX BAND:** E- Runnymede Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOORPLAN

GROUND FLOOR

1ST FLOOR



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

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EPC

9, Fleetway EGHAM TW20 8UA	Energy rating C
Valid until 28 July 2024	Certificate number 8801-3112-4629-6127-6343

Property type	Semi-detached house
Total floor area	97 square metres

Rules on letting this property

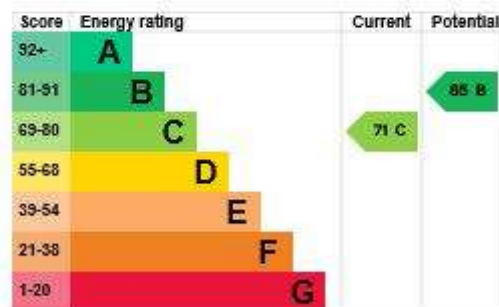
Properties can be let if they have an energy rating from A to E.

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](#).



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