



**Alexandra Road, Englefield Green, TW20 0RR    £775,000 Freehold**



Set in the heart of the beautiful village itself, is this four bedroom home, close to schools, village green and Windsor Great Park. This property boasts large, light and airy living accommodation, utility room, modern kitchen and cloakroom as well as two en-suites on the upper floors to compliment the bedrooms. To the rear is a secluded garden and to the front is parking for up to three vehicles. Being bought to the market with **NO ONWARD CHAIN**.

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|---|--|
| <b><u>OVERHEAD PORCH:</u></b>             | With light and front door into:  |
| <b><u>ENTRANCE HALL:</u></b>              | Double glazed window to front , wood effect flooring, stairs to first floor, door to living room and door to:  |
| <b><u>CLOAKROOM:</u></b>                  | Wood effect laminate floor, wash hand basin with mixer tap, low level W.C, part tiled walls and double glazed window to front.   |
| <b><u>BREAKFAST ROOM/FAMILY ROOM:</u></b> | <b>5.00m x 4.72m (16'5 x 15'6)</b> Nice open space with area for <b><u>STUDY/PLAYROOM:</u></b> <b>2.54m x 1.68m (8'4 x 5'6)</b> internal glazed window, door to utility and opening to:  |
| <b><u>KITCHEN:</u></b>                    | <b>4.27m x 2.62m (14'0 x 8'7)</b> Shaker style eye and base level units with granite and solid Oak work surfaces, one and half bowl enamel Butler sink with mixer tap, concealed dishwasher, space for upright fridge/freezer, built in oven and grill, four ring halogen hob with extractor over, wood effect floor, double glazed window to front, part tiled walls, breakfast bar with solid oak surface and cupboards below. |
| <b><u>UTILITY ROOM:</u></b>               | <b>3.80m x 1.64m (12'6 x 5'5)</b> Eye and base level units with solid oak surface, wood effect floor, one and half bowl sink unit with mixer tap, space for appliances, radiator, Velux window, double glazed window and door to side.   |
| <b><u>LIVING ROOM:</u></b>                | <b>6.50m x 3.46m (21'4 x 11'4)</b> Wood laminate flooring, vaulted ceiling with Velux windows and bi-fold doors onto garden.   |
| <b><u>FIRST FLOOR LANDING:</u></b>        | Window to side, stairs to second floor and doors to:   |
| <b><u>GUEST ROOM/BEDROOM TWO:</u></b>     | <b>3.96m x 3.10m (13'0 x 10'2)</b> Radiator, coved ceiling, double glazed window to front and door to:   |
| <b><u>EN-SUITE:</u></b>                   | <b>1.55m x 1.47m (5'1 x 4'10)</b> Vanity wash hand basin with mixer tap, fully tiled walls and floor, double glazed window to front, vertical radiator and walk in shower.   |
| <b><u>BEDROOM THREE:</u></b>              | <b>3.63m x 2.54m (11'11 x 8'4)</b> Radiator, coved ceiling, built in double wardrobe and double glazed window to rear.   |
| <b><u>BEDROOM FOUR:</u></b>               | <b>2.69m x 2.07m (8'10 x 6'9)</b> Radiator and double glazed window to rear.   |
| <b><u>BATHROOM:</u></b>                   | <b>2.56m x 1.52m (8'5 x 5'0)</b> Low level W.C, vanity sink unit with mixer tap and cupboard below, heated towel rail, fully tiled walls and floor, panel enclosed bath with shower over and screen.   |
| <b><u>SECOND FLOOR:</u></b>               | With Velux window and door to:   |
| <b><u>MASTER BEDROOM:</u></b>             | <b>4.24m x 2.92m (13'11 x 9'7)</b> Built in six door wardrobes and matching drawers, radiator, three Velux windows, double glazed windows to rear and door to:   |
| <b><u>EN-SUITE:</u></b>                   | <b>2.15m x 1.70m (7'1 x 5'7)</b> Low level W.C, vanity sink unit with mixer tap and cupboard below, part tiled walls, heated towel rail, fully tiled floor. Double glazed window to rear and walk in shower.   |
| <b><u>OUTSIDE</u></b>                     |  |
| <b><u>REAR GARDEN:</u></b>                | Nicely secluded with curved decking area onto lawn, flower and shrub borders, pebbled areas, timber shed, fully enclosed with side access.   |
| <b><u>PARKING:</u></b>                    | Off street parking for up to three vehicles.   |
| <b><u>COUNCIL TAX BAND:</u></b>           | F- 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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**FLOORPLAN**



TOTAL FLOOR AREA: 1501 sq.ft. (139.5 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

Alexandra Road, Englefield Green, Surrey, TW20 0RR

EPC

|   |   |
|---|---|
| 46, Alexandra Road<br>Englefield Green<br>EGHAM<br>TW20 0RR | Energy rating<br><b>C</b>                             |
| Valid until<br><b>6 May 2025</b>                            | Certificate number<br><b>0733-2853-7358-8805-0451</b> |

Property type Semi-detached house

Total floor area 140 square metres

### Rules on letting this property

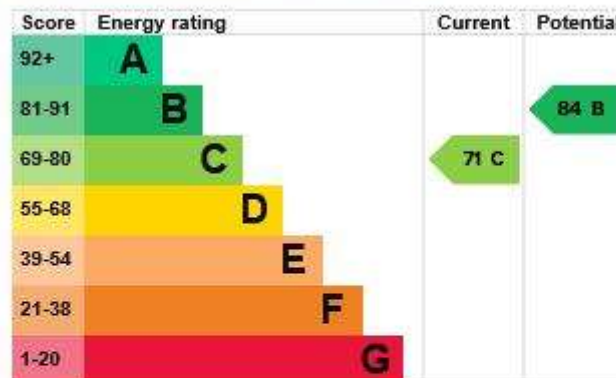
Properties can be let if they have an energy rating from A to E.

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