



Warwick Villas, Egham, Surrey, TW20 8LL

OIEO £450,000 Freehold



A four bedroom extended semi-detached residence, located on the borders of Egham/Thorpe Village. The accommodation comprises entrance porch, through lounge/diner, downstairs W.C, kitchen/breakfast room, conservatory, annexe facilities, en-suite facilities, first floor family bathroom, private rear garden and parking for up to four vehicles. This spacious home is situated within easy access of local shops, nurseries and schools and offers excellent potential for an annexe.

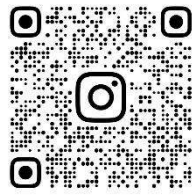
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Front door to:

- ENTRANCE PORCH:** Part timber clad walls with front, side and rear double glazed windows and door to:
- ENTRANCE HALLWAY:** Stairs to first floor and door to:
- LIVING ROOM:** **4.15m x 3.45m (13'7 x 11'4)** Coved ceiling, brick built feature fireplace, radiator, front aspect double glazed window and large opening to:
- DINING ROOM:** **3.21m x 2.95m (10'6 x 9'8)** Coved ceiling, under stair storage cupboard, radiator, laminate wood effect flooring, opening to kitchen/breakfast room and door to:
- DOWNSTAIRS W.C:** Comprising low level W.C, radiator, wash hand basin.
- KITCHEN/ BREAKFAST ROOM:** **4.35m x 3.00m (14'3 x 9'10)** Comprising eye and base level units with rolled edge work surfaces, one and half bowl single drainer sink unit with mixer tap, fitted oven, hob and extractor over, space for other appliances, coved ceiling, part tiled walls, tiled flooring, side access door to family room and opening to:
- CONSERVATORY:** **3.00m x 2.86m (9'10 x 9'4)** Double glazed all round with French doors to garden.
- FAMILY ROOM:** **4.00m x 2.40m (13'2 x 7'10)** Beamed ceiling, double radiator with decorative covering, laminate wood effect flooring, rear aspect double glazed French doors into garden and door to:
- UTILITY ROOM:** **2.40m x 1.90m (7'10 x 6'3)** Comprising eye and base level units with rolled edge work surfaces, sink with mixer tap, extractor fan, space for washing machine and tumble dryer, laminate wood effect flooring and door to:
- STUDY/BEDROOM FOUR:** **3.76m x 2.40m (12'4 x 7'10)** Coved ceiling, electric heater, laminate wood effect flooring, front aspect double glazed window and double glazed door to front.
- FIRST FLOOR LANDING:** Access to loft, side access double glazed window, storage cupboard and doors to all rooms.
- BEDROOM ONE:** **4.15m x 3.45m (13'7 x 11'4)** Coved ceiling, fitted wardrobes, radiator, fitted carpet, front aspect bay double glazed window and door to:
- EN-SUITE SHOWER:** Comprising separate shower cubicle with power shower, extractor fan, part tiled walls and wash hand basin.
- BEDROOM TWO:** **3.05m x 2.03m (10' x 6'8)** Coved ceiling, side and rear aspect double glazed windows, radiator and fitted carpet.
- BEDROOM THREE:** **2.30m x 2.10m (7'6 x 6'11)** Coved ceiling, rear aspect double glazed window, radiator and fitted carpet.
- FIRST FLOOR BATHROOM:** White three piece suite comprising panel enclosed bath with shower attachment over, low level W.C, pedestal wash hand basin, radiator, part tiled walls, tiled flooring and side access double glazed window.
- OUTSIDE**
- REAR GARDEN:** **Approximately 70ft. (21.22m)** Patio area, lawn area, greenhouse, summer house, rockery, flower, shrub and tree borders, external tap, external lighting and enclosed by panel fencing.
- PARKING:** Own driveway providing off street parking for up to four 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



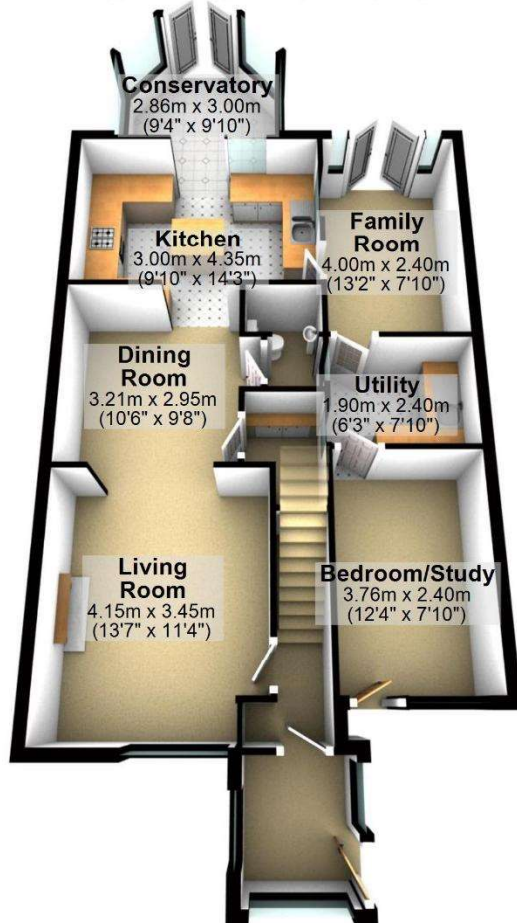
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FLOORPLAN

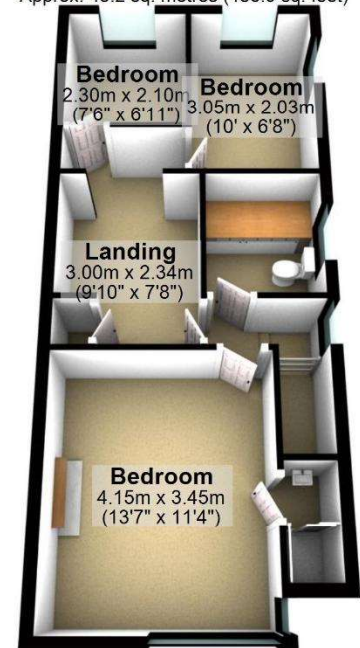
Ground Floor

Approx. 81.9 sq. metres (881.2 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 127.1 sq. metres (1368.1 sq. feet)

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

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EPC

Energy performance certificate (EPC)			
8 Warwick Villas Thorpe Lea Road EGHAM TW20 8LL	Energy rating	Valid until:	11 April 2033
	D	Certificate number: 5117-2424-6260-0872-1296	

Property type: Semi-detached house

Total floor area: 100 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	88 D	
39-54	E		
21-38	F		
1-20	G		