

NEVIN  
— & —  
WELLS

*Distinctive Homes*

Established 2002



Queenswood Crescent, Englefield Green, TW20 0AR £850,000 Freehold

# Queenswood Crescent, Englefield Green, Surrey, TW20 0AR

A stunning example of an executive town house in a prestigious crescent, opposite Windsor Great Park. The property itself offers five bedrooms, five bathrooms, two of which are en-suites, fully fitted kitchen with Siemen appliances, office/bedroom five, first floor living room with views, garage to the rear with double parking in front. Located close to Windsor and Virginia Water Lake as well as offering excellent access to major motorways and mainline stations. Complete chain above.

Open porch with double glazed door into:

## ENTRANCE HALLWAY:

Tiled flooring with heating under, stairs to first floor and doors to:

## CLOAKROOM:

Vanity sink unit with mixer tap and cupboard below, low level W.C, heated towel rail, fully tiled floor, underfloor heating, part tiled walls, and walk in shower cubicle.

## KITCHEN/DINING ROOM:

**4.83m x 4.14m (15'10 x 13'7)** Modern range of eye and base level units with Quartz work surfaces, concealed lighting, breakfast bar, one and half bowl sunk unit with instant hot water tap and mixer tap, concealed dishwasher and fridge/freezer, built in wine cooler, fitted stainless steel oven, microwave and five ring convector hob with extractor over, fully tiled floors, underfloor heating, built in ceiling speakers, double glazed window to rear, open plan to:

## DINING/GARDEN ROOM:

**3.49m x 2.87m (11'5 x 9'5)** Fully tiled floor, underfloor heating, walk in under stair cupboard, double glazed ceiling lantern, air conditioning unit. Light and French doors onto rear garden.

## UTILITY ROOM:

Fully tiled floor, eye and base level units with wood effect work surface, single drainer sink unit with mixer tap.

## OFFICE/BEDROOM FIVE:

**3.25m x 3.23m (10'8 x 10'7)** Underfloor heating, air conditioning unit and double glazed window to front.

## FIRST FLOOR LANDING:

With radiator and doors to:

## LOUNGE:

**4.83m x 4.14m (15'10 x 13'7)** Radiator, built in speakers in ceiling, double glazed window and doors to Juliette balcony.

## MASTER BEDROOM:

**4.83m x 3.24m (15'10 x 10'8)** Radiator, built in six door wardrobes, built in speakers in ceiling, double aspect double glazed windows to front and door to:

## EN-SUITE SHOWER:

Vanity sink unit with mixer tap and drawers under, low level W.C, fully tiled floors, built in speakers in ceiling, heated towel rail and walk in shower cubicle.

## BATHROOM:

Vanity sink unit with mixer tap and drawers below, low level W.C, panel enclosed bath with mixer tap and shower attachment, shower screen, fully tiled floor, heated towel rail, part tiled walls.

## SECOND FLOOR LANDING:

Hatch to loft, radiator, built in airing cupboard and doors to:

## GUEST BEDROOM:

**4.17m x 3.17m (13'8 x 10'5)** Radiator, two built in wardrobes, double glazed window to front and door to:

## EN-SUITE:

Low level W.C, vanity sink unit with mixer tap and drawers below, fully tiled floors, part tiled walls, heated towel rail and walk in shower.

## BEDROOM THREE:

**3.47m x 2.46m (12'3 x 8'1)** Radiator, fitted three door wardrobes and double glazed window to rear.

## BEDROOM FOUR/DRESSING ROOM:

**3.74m x 2.27m (12'3 x 7'5)** Built in seven door wardrobe, radiator and double glazed window to rear.

## BATHROOM:

Vanity sink unit with mixer tap and drawers below, low level W.C, fully tiled floors, part tiled walls, heated towel rail and walk in shower room.

## OUTSIDE

## FRONT GARDEN:

Path with small grass area to front of property.

## REAR GARDEN:

Paved with outside lighting, fully enclosed with gate to rear parking and pedestrian door into:

## GARAGE:

With light and power and electric up and over door.

## PARKING:

Two spaces in front of garage.

## MAINTENANCE CHARGE:

Approximately £400 - £500 per annum paid half yearly.

## COUNCIL TAX BAND:

G - Runcymede 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)

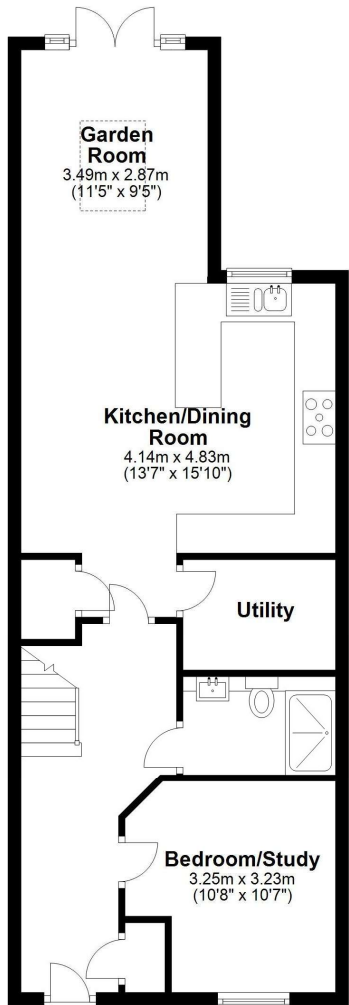


@NEVIN\_AND\_WELLS

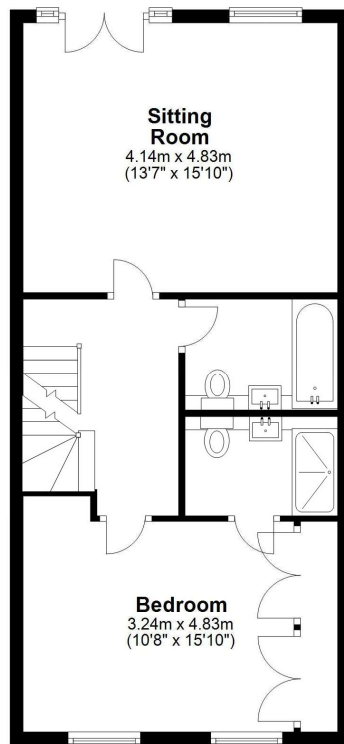
## FLOOR PLAN

## EPC

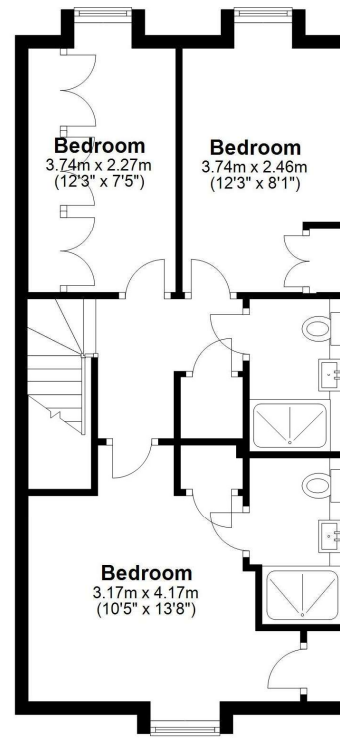
**Ground Floor**  
Approx. 62.8 sq. metres (676.0 sq. feet)



**First Floor**  
Approx. 52.5 sq. metres (565.2 sq. feet)



**Second Floor**  
Approx. 49.3 sq. metres (530.5 sq. feet)



Total area: approx. 164.6 sq. metres (1771.7 sq. feet)

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

7, Queenswood Crescent Englefield Green EGHAM TW20 0AR	Energy rating <b>B</b>
Valid until 14 March 2027	Certificate number 0355-3805-7078-9693-7591

Property type	Mid-terrace house
Total floor area	155 square metres

### Rules on letting this property

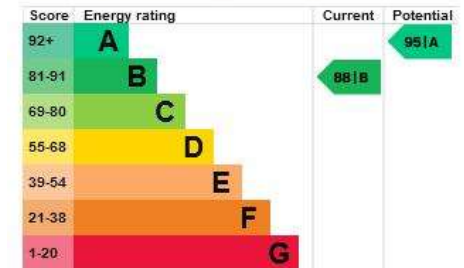
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy efficiency rating for this property

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

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.

