



**Mons Walk, Egham, Surrey, TW20 8EU**

**£480,000 Freehold**



A stunning three bedroom semi-detached home, situated in a cul-de-sac betwixt Egham and Staines. This spacious property offers downstairs cloakroom, large lounge, grey fitted kitchen, dining room with fitted bar unit and ground floor underfloor heating. Externally, there is a neatly landscaped 32ft (9.75m) rear garden in addition to private drive with ample parking. Access to local schools, shops and mainline station is close at hand.

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- CANOPY PORCH:** Storage cupboard to side. Front door into:
- ENTRANCE HALLWAY:** 3.05m x 1.83m (10' x 6') Stairs to first floor. Door into:
- W.C:** In white with low level W.C, wash hand basin, Oak effect flooring. Frosted double glazed window.
- KITCHEN:** 3.05m x 2.85m (10' x 9'4) Range of light grey base and eye level units, quartz worktops, cupboard housing Worcester Bosch gas combination boiler, soft close doors and drawers, Oak effect flooring, carousel unit, integrated dishwasher and washing machine, built in electric double oven and microwave, integrated fridge/freezer, ceramic single bowl sink with flexi-head chrome mixer tap. Double glazed window to front. Open plan into:
- LIVING/DINING ROOM:** 4.75m x 4.55m (15'7 x 14'11 ) Under floor heating, Oak effect flooring, under stair cupboard. Double glazed window and French doors to rear. Arch into:
- DINING ROOM:** 4.55m x 2.35m (14'11 x 7'9) Under floor heating, Oak effect floor, built in storage unit with integrated wine chiller. Double glazed window and door to rear.
- LANDING:** 3.05m x 1.89m (10' x 6'2) Storage cupboard, hatch to loft space with light.
- BEDROOM ONE:** 4.35m x 2.80m (14'3 x 9'2) Radiator, built in double wardrobe. Double glazed window to rear.
- BEDROOM TWO:** 3.25m x 2.80m (10'8 x 9'2) Radiator. Double glazed window to front.
- BEDROOM THREE:** 2.85m x 1.90m (9'4 x 6'3) Radiator. Double glazed window to rear.
- BATHROOM:** 2.03m x 1.72m (6'8 x 5'8) White suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, P-shape bath with dual head chrome mixer shower over, fitted glass shower screen, part tiled walls, chrome ladder radiator. Frosted double glazed window to side.
- OUTSIDE**
- REAR GARDEN:** 32' x 25' (9.75m x 7.62m) Neatly landscaped with square lawn, limestone patio, outside tap, external light, various shrubs. Side access gate.
- DRIVEWAY:** Ample brick paved parking, outside tap and two door storage space.
- COUNCIL TAX BAND:** D- 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)

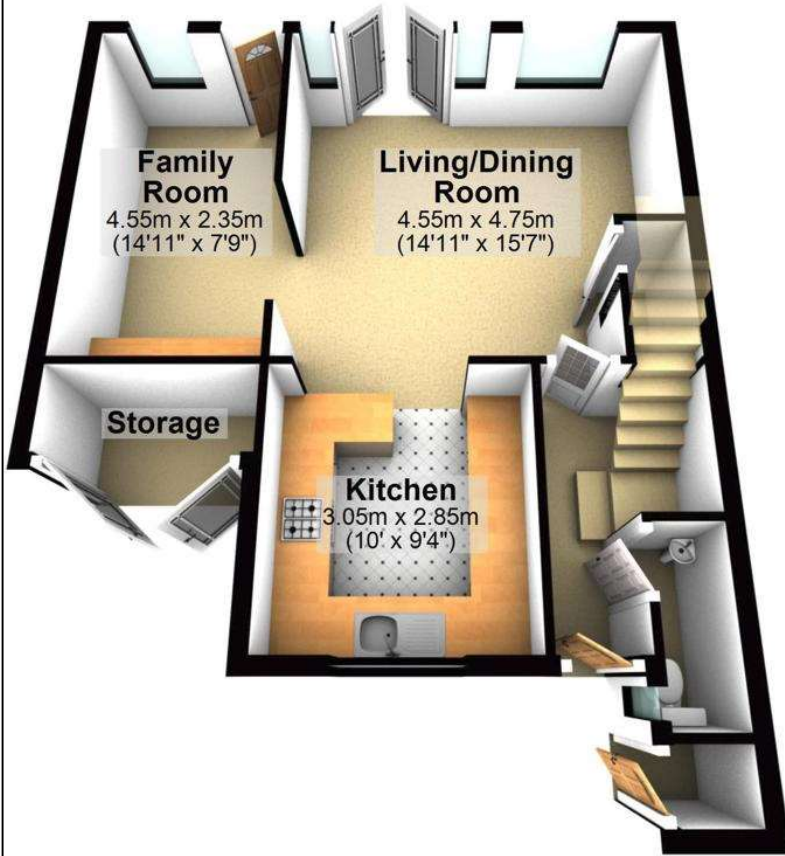


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**FLOORPLAN**

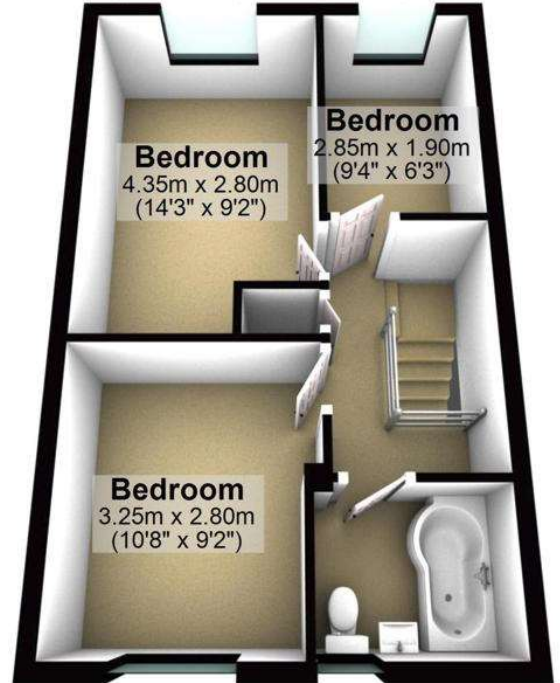
**Ground Floor**

Approx. 51.5 sq. metres (554.6 sq. feet)



**First Floor**

Approx. 36.7 sq. metres (395.6 sq. feet)



Total area: approx. 88.3 sq. metres (950.1 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)**

5 Mons Walk EGHAM TW20 8EU	Energy rating <b>C</b>	Valid until: 21 June 2033 Certificate number: 0130-2412-7166-2027-6521
Property type	Semi-detached house	
Total floor area	83 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 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

