



Mead Close, Egham, Surrey, TW20 8JA

£675,000 Freehold



Situated on approximately ¼ acre is this rarely available four bedroom detached residence located in a popular no through road. The property also offers potential to extend so side and rear (subject to planning permission) as well as offering the benefits of a detached double garage, off street parking for up to four/five vehicles, two shower rooms, study, through lounge/dining room and a kitchen/breakfast room. Further benefits include gas central heating, double glazing throughout and **NO ONWARD CHAIN**.

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Covered entrance porch with double glazed door to:

- ENTRANCE HALLWAY:** Stairs to first floor, radiator and doors to all rooms.
- FAMILY ROOM:** 4.00m x 2.45m (13'1 x 8'1) Radiator and front aspect double glazed window.
- GROUND FLOOR
SHOWER ROOM AND
W.C:** Concealed low level W.C, wall mounted wash hand basin, heated towel rail, separate shower cubicle with power shower, coved ceiling, fully tiled walls and side aspect opaque double glazed window.
- LIVING/DINING
ROOM:** 7.50m x 3.80m (24'7 x 12'5) Coved ceiling, radiators, serving hatch, front aspect double glazed window and rear aspect double glazed French doors to garden.
- KITCHEN/BREAKFAST
ROOM:** 4.30m x 2.85m (14'1 x 9'4) Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, space for appliances, part tiled walls, fitted oven and hob with extractor over, rear aspect double glazed window and side aspect double glazed door to garden.
- FIRST FLOOR
LANDING:** Handrail and balustrading, fitted carpet, access to loft, airing/storage cupboard, front aspect double glazed window and doors to all rooms.
- BEDROOM ONE:** 3.75m x 3.50m (12'4 x 11'6) Coved ceiling, radiator and front aspect double glazed window.
- BEDROOM TWO:** 3.80m x 3.75m (12'6 x 12'4) Coved ceiling, radiator and rear aspect double glazed window.
- BEDROOM THREE:** 4.35m x 2.65m (14'3 x 8'8) Coved ceiling, radiator and rear aspect double glazed window.
- BEDROOM FOUR:** 2.65m x 2.45m (14'3 x 8'8) Radiator and front aspect double glazed window.
- FIRST FLOOR SHOWER
ROOM:** Separate shower cubicle with power shower, pedestal wash hand basin, vanity enclosed W.C, radiator, coved ceiling, fully tiled walls and side aspect opaque double glazed window.
- OUTSIDE**
- REAR AND SIDE
GARDENS:** Overall plot - approximately ¼ acre. Patio areas, lawn area, well established flower, shrub and tree borders, greenhouse, enclosed by panel fencing and gate to front, external power and lighting, external tap and door to:
- DETACHED GARAGE:** 4.95m x 4.95m (16'3 x 16'3) Comprising remote roller door with full power and lighting.
- FRONT:** Lawn areas, well established flower, shrub and tree borders and gate to rear.
- OWN DRIVEWAY:** Providing off street parking for up to four/five vehicles and potential for more.
- 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

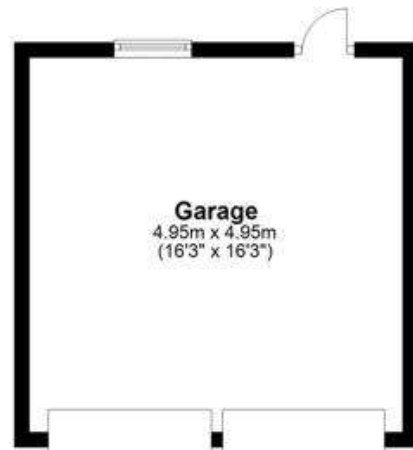
Ground Floor

Approx. 64.3 sq. metres (692.6 sq. feet)



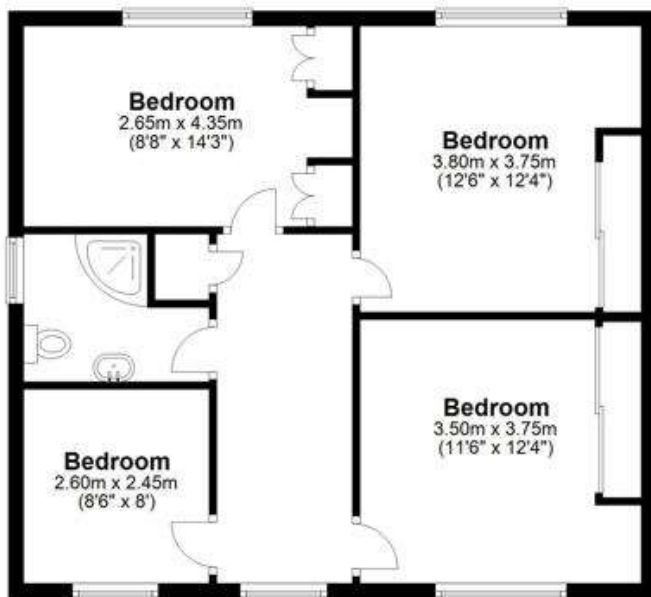
Garage

Approx. 24.5 sq. metres (263.7 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.0 sq. feet)



Total area: approx. 149.5 sq. metres (1609.3 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)

24 Mead Close EGHAM TW20 8JA	Energy rating C	Valid until: 6 September 2033 Certificate number: 8500-8031-6122-2104-1173
Property type	Detached house	
Total floor area	125 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		