

Mount Lee, Egham, Surrey, TW20 9PD

£840,000 Freehold



## Mount Lee, Egham, Surrey, TW20 9PD

A truly stunning four bedroom detached residence situated in a quiet cul-de-sac, close to the mainline station and High Street, with **NO ONWARD CHAIN**. Having been designed and built for the current owners the property boasts four double bedrooms, with en-suite to master and dressing room, two bathrooms one of which is next to bedroom four/office and easily lends itself to an annexe, the open kitchen and family room is extremely light and airy with bi-folds onto a beautifully landscaped garden and patio. In addition there is a utility room, mezzanine landing and parking for up to five vehicles. Close by are private schools, Windsor Great Park and access to motorways and Heathrow Airport.

Composite front door into:

### ENTRANCE VESTIBULE:

with amazing mezzanine landing over, cupboard housing CAT system, fully tiled floor with underfloor heating, dog-legged staircase with cupboard below, coved ceiling, doors to all rooms and open plan to family room.

### LIVING ROOM:

**4.90m x 3.51m (16'1 x 11'6)** Underfloor heating, coved ceiling, door to utility room. Double glazed bay window to front.

### FAMILY/DINING ROOM:

**10.30m x 4.50m (33'10 x 14'9)** Half tiled floor, coved ceiling, double glazed window to rear, stunning four door bi-folds to decked area, open plan to: **KITCHEN AREA:** modern range shaker style eye and base level units with concealed lighting and granite work surfaces, built in electric/gas hob with extractor over, Butler style sink with mixer tap, concealed dishwasher, upright fridge/freezer, full height freezer, under floor heating, double Bosch oven, large central island with seating area for four and cupboards below and double glazed window to rear.

### UTILITY ROOM:

Full height shaker style cupboards, granite work surfaces, space and plumbing for washing machine and tumble dryer, half tiled floor and double glazed door to rear.

### INNER HALLWAY:

Half tiled floor and doors to:

### BEDROOM FOUR/OFFICE:

**4.15m x 3.05m (13'7 x 10')** Under floor heating and double glazed bay window to front.

### SHOWER ROOM:

Half tiled floor, fully tiled walls, low level W.C, overhead shower, heated towel rail, large vanity sink unit with mixer tap and cupboard below. Window to rear.

### MEZANINE LANDING:

Double glazed window to front, coved ceiling, radiator and doors to:

### MASTER BEDROOM:

**5.05m x 5.05m (16'7 x 16'7)** Two built in eaves cupboards, double glazed window to front with radiator under, air conditioning unit and door into:

### DRESSING ROOM:

With window to rear, built in wardrobe and drawers, radiator and door into:

### EN-SUITE:

Built in low level W.C, vanity sink unit with mixer tap and drawers below, fully tiled floor and walls, large countersink mirror, heated towel rail, window to rear and large walk in shower.

### BEDROOM TWO:

**4.95m x 4.10m (16'3 x 13'5)** Two built in storage cupboards with window to rear with radiator under.

### BEDROOM THREE:

**4.95m x 3.91m (16'3 x 12'10)** Built in eaves storage, and window to rear with radiator under.

### BATHROOM:

Sink unit with mixer tap and cupboard below, fully tiled walls and floor, heated towel rail, low level W.C, tile enclosed bath with shower over and screen. Opaque window to rear.

## OUTSIDE

### 'L' SHAPED GARDEN:

Large decked area with pergola and steps down to two areas, one being lawned and great for younger guests with side access and fully enclosed, the second area is more for the adults with a beautifully tiled area ideal for entertaining and lazy evenings around the bar - b -que, complimented by raised beds, external lighting and a handy rear gate onto Sweeps Lane which leads onto the High Street and an additional side gate, all fully enclosed by panel fencing.

### PARKING:

Off street parking with block paving for up to five vehicles with steps down to entrance.

### COUNCIL TAX BAND:

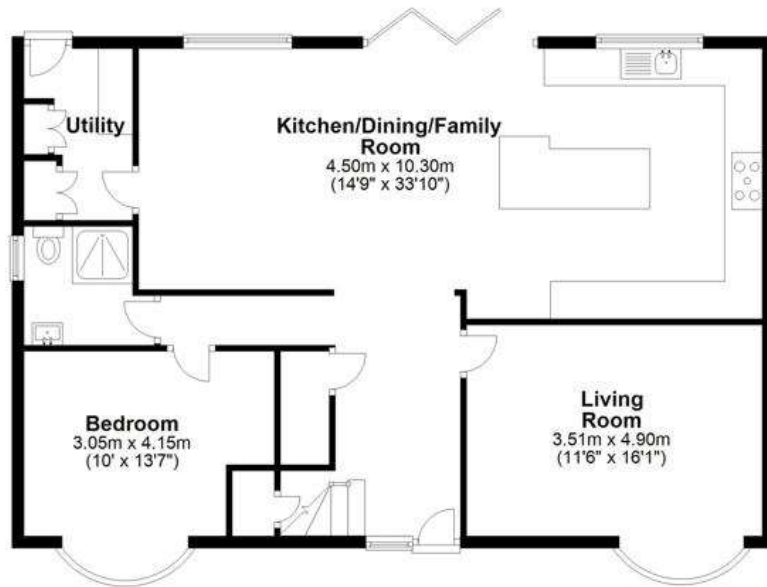
### VIEWINGS:

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)

## FLOOR PLAN

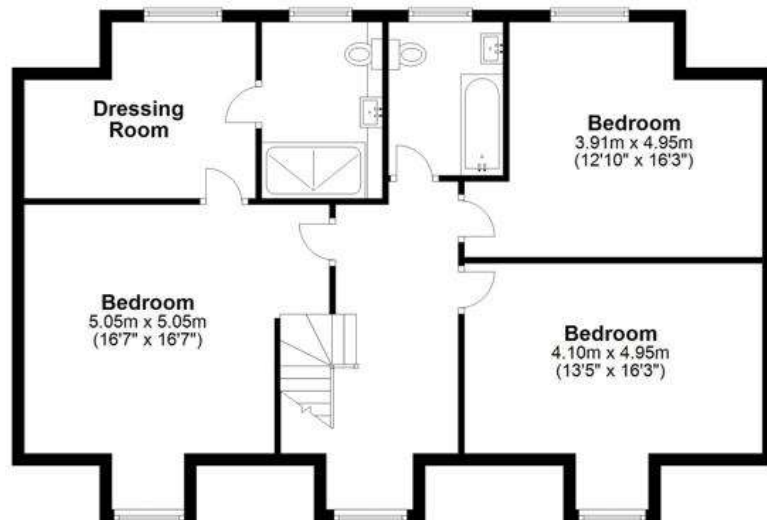
### Ground Floor

Approx. 99.7 sq. metres (1072.6 sq. feet)



### First Floor

Approx. 88.5 sq. metres (952.2 sq. feet)



## EPC

### Energy performance certificate (EPC)

2 Mount Lee  
EGHAM  
TW20 9PD

Energy rating

C

Valid until:

28 September 2033

Certificate number: 2714-1015-2261-4317-0200

Property type

Detached bungalow

Total floor area

197 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

