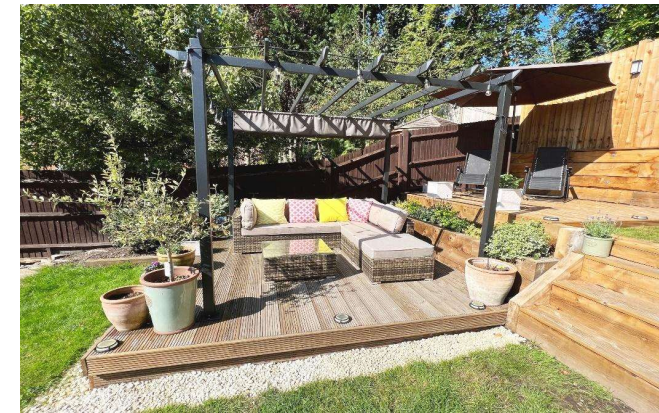


NEVIN
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WELLS

Distinctive Homes

Established 2002



Danehurst Close, Egham, Surrey, TW20 9PX

£830,000 Freehold

Danehurst Close, Egham, Surrey, TW20 9PX

A truly stunning five bedroom detached 'executive home', situated in a quiet residential close, within ten minutes walk of mainline station and Magna Square. This spacious home offers two reception rooms, kitchen/breakfast room, utility, conservatory, cloakroom and three bathrooms (two en-suite). Externally there is a thoughtfully landscaped 'tiered garden' and to front, a single garage via two car driveway. Access to local and private schools is close at hand and Windsor Great Park/Runnymede National Trust are minutes away.

Canopy porch with double glazed front door under.

CLOAKROOM: Low level W.C, wash hand basin in vanity unit, radiator. Double glazed window to front with fitted white shutters.

ENTRANCE HALLWAY: Radiator in ornate casement, engineered oak floor, coved ceiling, built in Sharps under stair storage, stairs to first floor. Glazed doors into:

LIVING ROOM: 5.55m x 3.30m (18'3 x 10'10) Radiator, coved ceiling, engineered oak flooring, feature limestone fireplace. Double glazed window to front with fitted white shutters. Double doors into dining room.

DINING ROOM: 3.55m x 2.85m (11'8 x 9'4) Radiator, coved ceiling engineered oak flooring. Double glazed French doors into rear garden.

KITCHEN/BREAKFAST ROOM: 5.20m x 3.55m (17'1 x 11'8) Range of oak panel base and eye level units, soft close doors and drawers, ceramic tiled floor, tiled splash back, NEFF double oven and five ring gas hob, NEFF extractor, integrated NEFF dishwasher and fridge, laminate worktops, concealed lighting, space for breakfast table, part engineered oak floor. One and half bowl ceramic sink unit with chrome mixer tap. Double glazed window and French doors to rear.

UTILITY ROOM: 2.65m x 1.55m (8'8 x 5'1) Storage cupboards, space for washing machine and fridge/freezer, ceramic tiled floor, wall mounted gas boiler, space for tumble dryer, sink unit. Double glazed door to side.

CONSERVATORY: 3.45m x 2.85m (11'4 x 9'4) Brick base and double glazed main frame, ceramic tiled floor, light and power. Double glazed French doors into rear garden.

LANDING: Radiator, engineered oak floor, airing cupboard housing mega-flow system, hatch to loft space with light.

BEDROOM ONE: 3.70m x 3.50m (12'2 x 11'6) Radiator, coved ceiling Sharps fitted wardrobes and storage, engineered oak floor. Double glazed window to front with fitted white shutters. Door into:

EN-SUITE SHOWER: White suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, grey vinyl flooring, chrome ladder radiator. Tiled shower cubicle with glass frame housing twin head mixer shower. Double glazed window to side.

BEDROOM TWO: 3.50m x 3.25m (11'6 x 10'8) Radiator, coved ceiling engineered oak floor. Double glazed window to rear with fitted white shutters. Door into:

EN-SUITE SHOWER: In white with wash hand basin set into vanity unit, low level W.C with concealed flush, tiled shower cubicle with glass frame housing mixer shower, chrome ladder radiator, extractor fan.

BEDROOM THREE: 4.95m x 2.65m (16'3 x 8'8) Radiator in ornate casement, engineered oak floor. Double glazed window to front with fitted white shutters.

BEDROOM FOUR: 3.50m x 2.65m (11'6 x 8'8) Radiator, engineered oak floor. Double glazed window to rear with fitted white shutters.

BEDROOM FIVE: 2.65m x 2.00m (8'8 x 6'7) Radiator, engineered oak floor. Double glazed window to front with fitted white shutters.

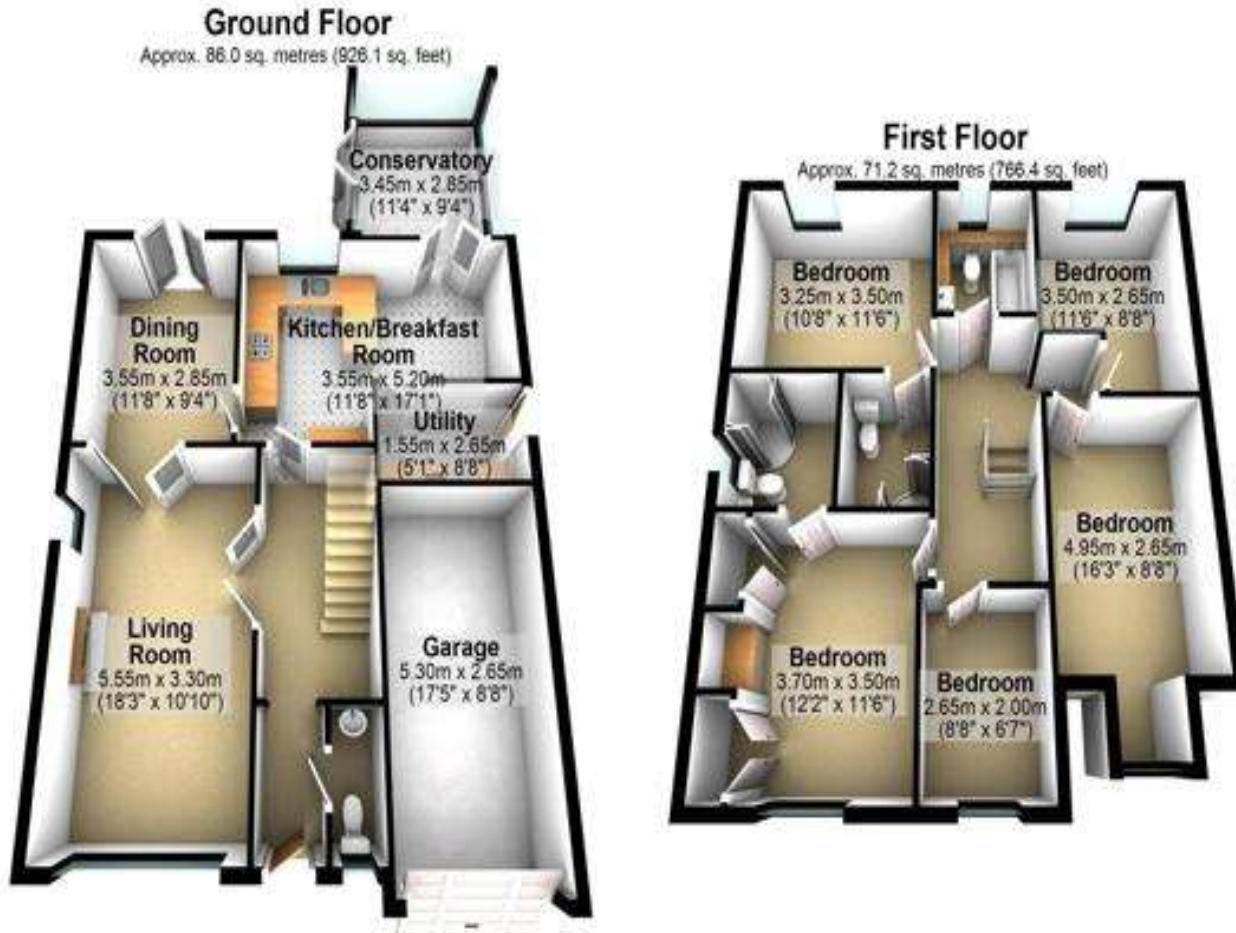
BATHROOM: White suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, panel bath with chrome mixer tap, part tiled walls, vinyl flooring, extractor fan. Double glazed window to rear.

REAR GARDEN: Paved patio, tiered lawn area, inset stone retaining walls, external power, outside tap, small timber shed, various shrubs, side access gate.

GARAGE: Integral garage with light, power and metal up and over door.

DRIVE: Private drive with space for two cars.

FRONT GARDEN: Lawn and inset shrubs.



Total area: approx. 157.2 sq. metres (1692.5 sq. feet)

Energy performance certificate (EPC)

21 Danehurst Close EGHAM TW20 9PX	Energy rating C	Valid until: 14 August 2033 Certificate number: 0927-6228-0400-0615-0292
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Property type	Detached house
Total floor area	147 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 80

