



Vegal Crescent, Englefield Green, TW20 0QE £590,000 Freehold



A superbly presented three double bedroom semi-detached bungalow, situated within minutes of village shops, restaurants and Windsor Great Park. This extended property offers a stunning kitchen into conservatory, open plan lounge/diner, two luxury bathrooms and fitted wardrobes. There is space to create a separate annexe (STPP). Externally, there is a secluded 45ft (13.72m) rear garden, single garage with attached carport in addition to two car drive to front.

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- PORCH:** Enclosed porch with Double glazed front door and window. Opening into:-
- ENTRANCE HALL:** Large coat cupboard with radiator for airing, hatch to loft space with folding ladder and light.
- LOUNGE/DINER:** **21'10" x 12'5" (6.66m x 3.78m maximum)** Two radiators, coved ceiling, dark oak effect flooring, feature cast iron fireplace with marble hearth, space for dining table. Leaded light double glazed window to front. Glazed doors into kitchen.
- KITCHEN:** **16'2" x 10'4" (4.93m x 3.24m)** Extensive range of gloss white base and eye level units, marble worktops, central island with marble top and storage under, dark oak effect flooring, 'soft close' doors and drawers, built in electric double oven and combination microwave, stainless steel five ring gas hob, stainless steel extractor hood, integrated fridge/freezer, concealed bin unit, concealed lighting and LED kickboard lights, integrated dishwasher, coved ceiling, underfloor heating, one and half bowl ceramic sink unit with chrome mixer tap and waste disposal under, larder unit. Open plan into:
- CONSERVATORY:** **9' x 9' (2.74m x 2.74m)** Oak effect tiled flooring, radiator, marble breakfast bar, solar reflective roof glass. Double glazed windows and French doors into rear garden.
- SHOWER ROOM:** **9'5" x 5'6" (2.74m x 1.68m)** Luxury white suite comprising low level WC, wash hand basin set into vanity unit, panelled bath with central mixer tap, chrome ladder radiator, ceramic tiled walls and floor, extractor fan. Separate tiled cubicle housing dual head chrome mixer shower. Frosted double glazed window to side.
- BEDROOM ONE:** **18' x 9'4" (5.49m x 2.86m)** Radiator, coved ceiling, built in wardrobes and drawers. Leaded light double glazed window to front. Door into:-
- EN-SUITE SHOWER:-** **9'5" x 7'8" (2.88m x 2.32m)** Luxury white suite comprising low level WC, wash hand basin set into vanity unit, chrome ladder radiator, ceramic tiled walls and floor, extractor fan, glass shower cubicle housing dual head chrome mixer shower. Frosted double glazed window to side.
- BEDROOM TWO:** **16'2" x 11'6" (4.93m x 3.51m)** Radiator, coved ceiling, built in wardrobes and drawers. Double glazed French doors into rear garden.
- BEDROOM THREE:** **9'6" x 9'6" (2.90m x 2.90m)** Radiator, coved ceiling, built in wardrobes and drawers. Leaded light double glazed window to side.

Outside

- REAR GARDEN:** **(45ft - 13.72m)** A neatly landscaped garden with many varied shrubs and flowers, astro-turf lawn, raised brick deck for seating, external light and power, outside tap, timber tool shed, side access gate.
- COVERED BAR:** Timber mainframe, tiled roof, bar with storage under, brick floor, light and power.
- FRONT GARDEN:** Inset flower beds, paved to front door. Dwarf brick wall to front boundary.
- DRIVEWAY:** Brick paved driveway with space to park two cars.
- COUNCIL TAX** 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

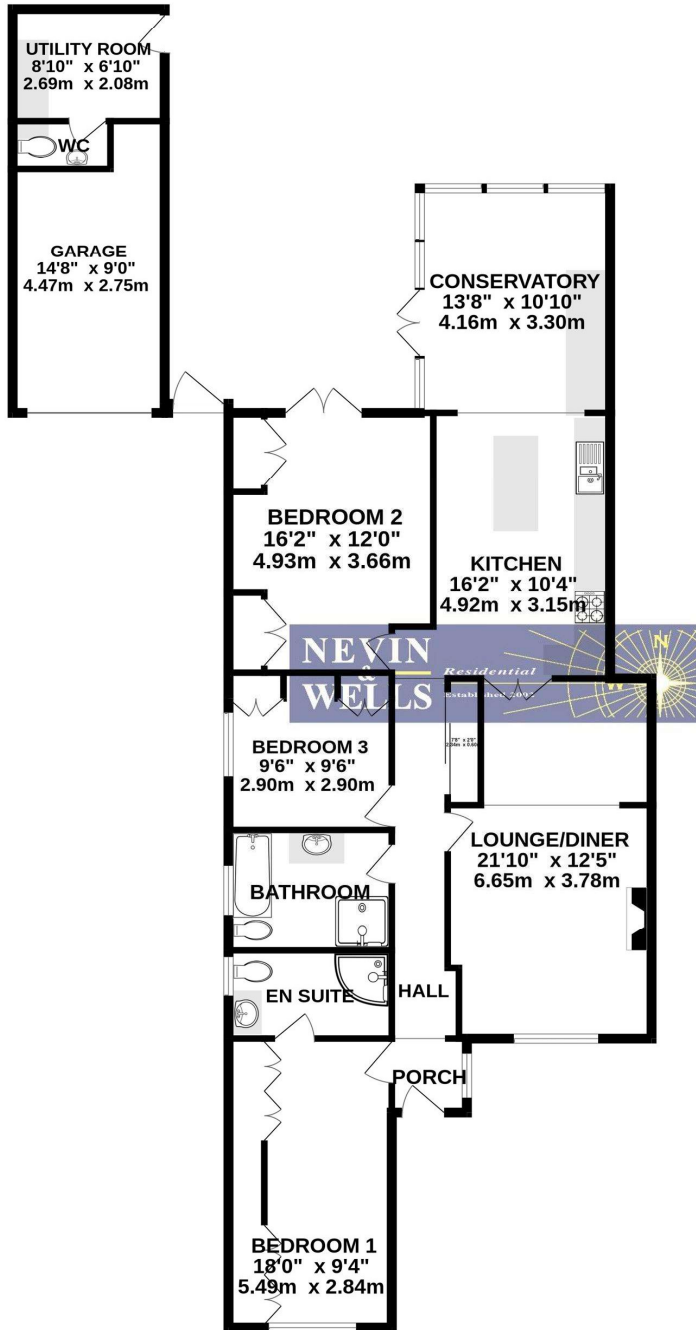


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GROUND FLOOR
1476 sq.ft. (137.1 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

102 Vegal Crescent Englefield Green EGHAM TW20 0QF		Energy rating C
Valid until 11 September 2033	Certificate number 2337-1121-3300-0482-0292	

Property type	Semi-detached bungalow
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](#).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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