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Distinctive Homes

Established 2002

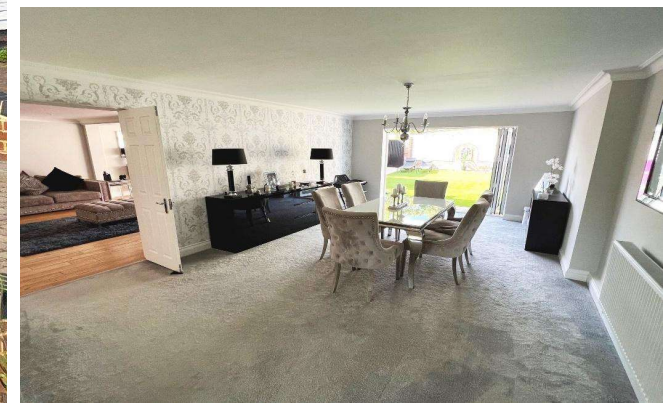
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Harcourt Close, Egham, Surrey, TW20 8BJ

OIEO £650,000 Freehold



Harcourt Close, Egham, Surrey, TW20 8BJ

An absolutely stunning extended family home, quite literally 'two houses in one', ideal for a large family. This versatile home offers four bedrooms, three bathrooms, two huge reception rooms, luxury kitchen and study. Externally, there is a 'sun trap' garden, brick built detached office and four car driveway. Access to local shops, schools and recreation park are on your doorstep and Egham Town Centre, with its mainline station, is a mile away.

Double glazed front door leading into:

ENTRANCE LOBBY: Stairs to first floor. Opening into:

KITCHEN/BREAKFAST ROOM: 4.70m x 3.12m (15'5 x 10'3) Range of shaker style base and eye level units, breakfast bar, concealed lighting, porcelain tiled floor, tiled splash back, integrated fridge/freezer, built in dishwasher, larder cupboard, built in cooking range with triple electric oven and five ring gas hob, stainless steel extractor filter, coved ceiling. Stainless steel single bowl single drainer sink with chrome mixer tap. Double glazed window to rear. Open plan into:

DINING ROOM: 5.99m x 4.09m (19'8 x 13'5) Radiator, coved ceiling, storage cupboard. Double glazed bi-fold doors into garden.

INNER LOBBY: Stairs to second floor, storage cupboard. Double glazed window to side. Door into:

STUDY: 3.56m x 1.60m (11'8 x 5'3) Radiator. Oak flooring. Double glazed window to front.

SHOWER ROOM: In white with low level W.C, wash hand basin, shower cubicle housing chrome mixer shower, tiled walls, chrome radiator. Frosted double glazed window to front.

LANDING ONE: Storage cupboard, doors into bedroom two/bedroom three/bedroom four and shower room.

BEDROOM TWO: 4.11m x 3.33m (13'6 x 10'11) Radiator, built in wardrobes. Double glazed window to front.

BEDROOM THREE: 3.35m x 3.20m (11' x 10'6) Radiator, built in wardrobes. Double glazed window to rear.

BEDROOM FOUR: 4.06m x 2.34m (13'4 x 7'8) Radiator, built in wardrobes. Double glazed window to rear.

LANDING TWO: Storage cupboard. Door into:

DRESSING ROOM: 3.05m x 1.83m (10' x 6') Built in wardrobes. Double glazed window to front. Opening into:

BEDROOM ONE: 3.66m x 3.20m (12' x 10'6) Radiator. Double glazed window to front. Door into:

EN-SUITE SHOWER: In white with low level W.C, wash hand basin, shower cubicle housing chrome mixer shower, tiled walls, chrome radiator, extractor fan.

OUTSIDE

DETACHED OFFICE: 4.14m x 3.84m (13'7 x 12'7) Light, power, storage cupboards. Double glazed window and door over rear patio.

REAR GARDEN: 13.72m (45ft) Neatly landscaped with astro turf lawn, large stone patio, outside tap, external light, inset shrub bed, side access gate.

DRIVEWAY: Private brick paved four car driveway.

COUNCIL TAX BAND: D - Runnymede Borough Council

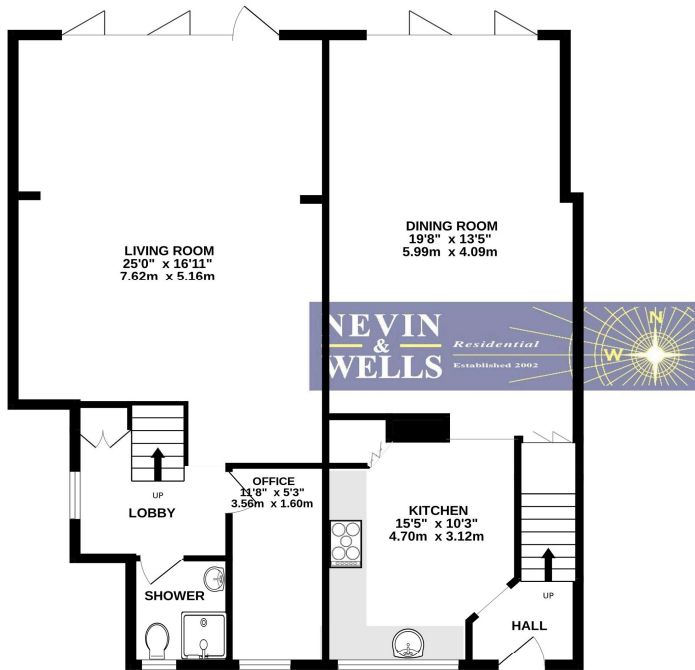
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



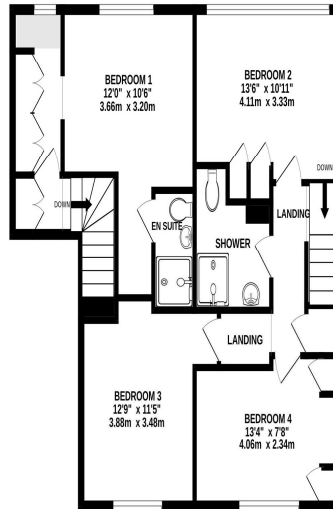
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FLOOR PLAN

GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 1745 sq.ft. (162.1 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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Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

EPC

9 Harcourt Close EGHAM TW20 8BJ		Energy rating C
Valid until 30 June 2032	Certificate number 0297-3017-5203-4252-9200	

Property type: End-terrace house
Total floor area: 180 square metres

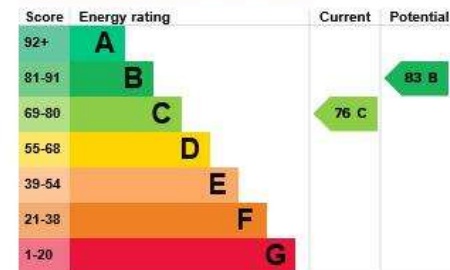
Rules on letting this property

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 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

