



Mount Lee, Egham, Surrey, TW20 9PD

OIEO £625,000 Freehold



Situated in a lovely and quiet cul-de-sac, close to the High Street and station is this two bedroom, extended detached bungalow. The property offers a 100ft secluded rear garden, cloakroom to master bedroom and a light and airy family room overlooking the garden. In addition there is a kitchen/breakfast room, parking for three cars plus a detached garage to rear and a brick built workshop.

Mount Lee, Egham, Surrey, TW20 9PD

Double glazed front door into:

- ENTRANCE PORCH:** Fully tiled floor, pitched roof, double glazed window to side and composite front door into:
- ENTRANCE HALL:** Coved ceiling, dado rail, wood effect laminate flooring, radiator with ornate cover, built in coat cupboard.
- LIVING ROOM:** **5.49m x 3.67m (18'10 x 12'0)** Herringbone parquet flooring, multi-fuel burning stove with brick chimney, radiator, coved ceiling. Double glazed window to rear and side.
- FAMILY/DINING ROOM:** **5.49m x 5.29m (18'0 x 17'4)** Wood effect laminate flooring, brick built fireplace, radiator. Double glazed windows to rear and side.
- KITCHEN/BREAKFAST ROOM:** **4.13m x 3.30m (13'7 x 10'10)** Eye and base level units with granite work surfaces, Butler sink with mixer tap, concealed dishwasher, cupboard for washing machine and tumble dryer, built in Rangemaster over with extractor over, radiator, fully tiled stone floor, part tiled walls, cupboard housing boiler. Double glazed windows to rear and side with double French doors to rear.
- BEDROOM ONE:** **3.98m x 3.66m (13'1 x 12')** Fitted five door wardrobes and matching cupboard. Double glazed bay window to front with radiator below and door to:
- EN-SUITE CLOAKROOM:** Comprising low level W.C, pedestal wash hand basin, part tiled walls and double glazed window to side.
- BEDROOM TWO:** **3.46m x 2.97m (11'4 x 9'9)** Fitted four door wardrobes, radiator and double glazed window to side.
- BATHROOM:** Fully enclosed and tiled shower, pedestal wash hand basin, low level W.C, fully tiled walls, fully tiled floor, heated towel rail, hatch to loft and double glazed window to side.
- OUTSIDE**
- FRONT GARDEN:** Mainly laid to lawn with flower and shrub borders.
- PARKING:** Block paved parking for three vehicles to front.
- REAR GARDEN:** **20m x 13m** Mainly laid to lawn with various flower and shrub borders, timber Summer house with light and power, raised borders, brick built workshop with rear storage 'Ketter' built plastic clad storage shed, curved paved patio with carp pond and further paved area to both sides.
- DETACHED GARAGE:** **6.21m x 3.08m (20'4 x 10'1)** Brick built with light and power approached via electronic up and over door.
- 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



@NEVIN_AND_WELLS

Mount Lee, Egham, Surrey, TW20 9PD

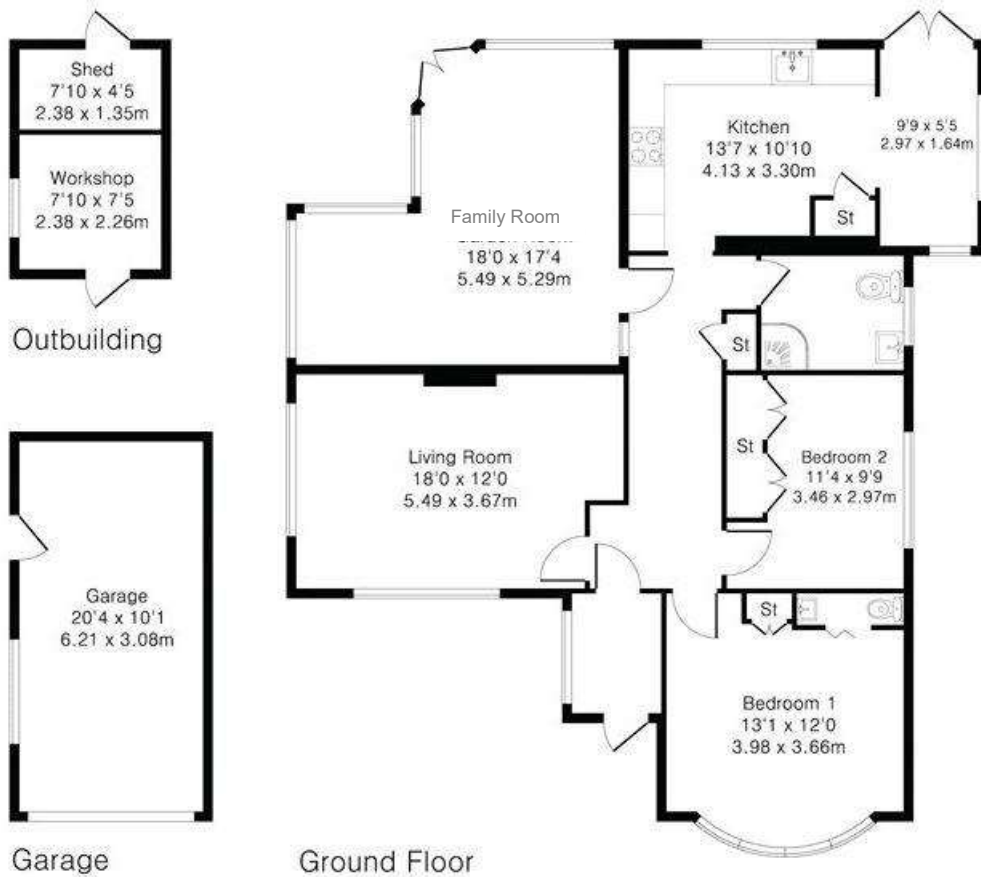
FLOORPLAN

Approximate Gross Internal Area 1477 sq ft – 137 sq m

Ground Floor Area 1176 sq ft – 109 sq m

Garage Area 206 sq ft – 19 sq m

Outbuilding Area 95 sq ft – 9 sq m



All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

Mount Lee, Egham, Surrey, TW20 9PD

EPC

3 Mount Lee EGHAM TW20 9PD		Energy rating C
Valid until 30 June 2033	Certificate number 5237-4123-4200-0609-8202	

Property type	Detached bungalow
Total floor area	103 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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