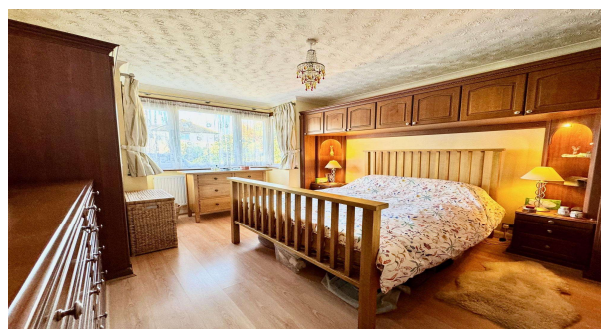
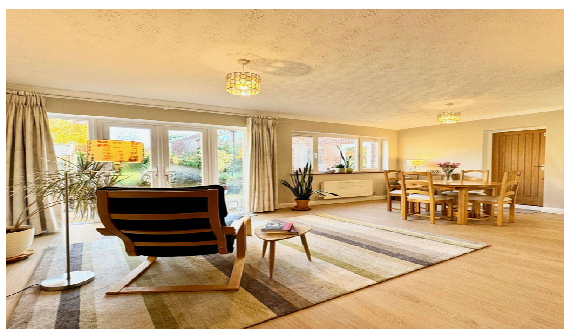
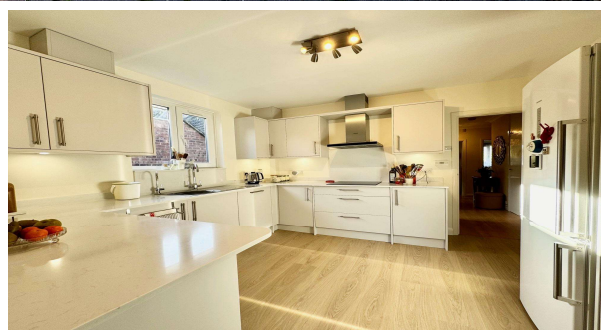




Blays Lane, Englefield Green, Surrey, TW20 0PQ £675,000 Freehold



A superbly presented three double bedroom detached bungalow, situated within minutes of village shops, restaurants and Windsor Great Park. This extended property offers potential to loft convert (STPP) and the large garage has potential to create a separate annexe. There is a secluded 45ft (13.72m) rear garden and private driveway with space for several cars.

Blays Lane, Englefield Green, Surrey, TW20 0PQ

Oak panel door to side of property with CCTV to side.

ENTRANCE HALLWAY: 3.86m x 1.29m (12'8 x 4'2) Oak effect flooring, storage cupboard, airing cupboard, oak doors into all rooms.

LOUNGE/DINING ROOM: 8.34m x 6.07m (27'4 x 19'11) Two radiators, coved cornice ceiling, feature fireplace. Double glazed French doors and windows to rear. Part carpet, part wood effect vinyl flooring.

KITCHEN: 3.36m x 3.19m (11'8 x 10'6) Recently fitted with a range of grey matt base and eye level units with white marble work tops, fitted NEFF double oven, induction hob, with extractor over, fitted smart dishwasher, stainless steel sink and drainer unit with mixer tap and separate Brita filtered tap, cupboard housing Valliant boiler, space for free standing fridge freezer. Side aspect double glazed windows. Vinyl wood effect flooring. Opening to dining room.

SHOWER ROOM: 2.74m x 1.88m (9'0 x 6'2) Luxury white suite comprising low level W.C, bidet, wash hand basin, large shower cubicle housing chrome mixer shower, radiator, fully tiled walls, ceramic tiled floor. Two frosted double glazed windows to side.

BEDROOM ONE: 4.77m x 3.58m (15'8 x 11'9) Radiator, oak effect flooring, built in wardrobes, coved cornice ceiling. Double glazed bay window to front.

BEDROOM TWO: 4.77m x 3.58m (15'8 x 11'9) Radiator, oak effect flooring, built in wardrobes, coved cornice ceiling. Double glazed bay window to front.

BEDROOM THREE: 2.87m x 2.80m (9'5 x 9'2) Radiator, storage cupboard. Double glazed window to side.

INTEGRATED GARAGE: 6.09m x 3.43m (20' x 11'3) Light, power, fitted storage units and shelves. Electric roller shutter to front, double glazed door into garden. Internal door into:

UTILITY/CLOAKROOM: 3.35m x 1.27m (11'0 x 4'2) In white with low level W.C, wash hand basin, space for appliances. Frosted double glazed window to side.

BRICK SHED: 3.35m x 1.83m (11'0 x 6'0) Light and power with frosted double glazed window.

REAR GARDEN: 13.72m (45ft) Well stocked with various flower and shrubs, patio, raised lawn, two external sockets, outside tap, side access.

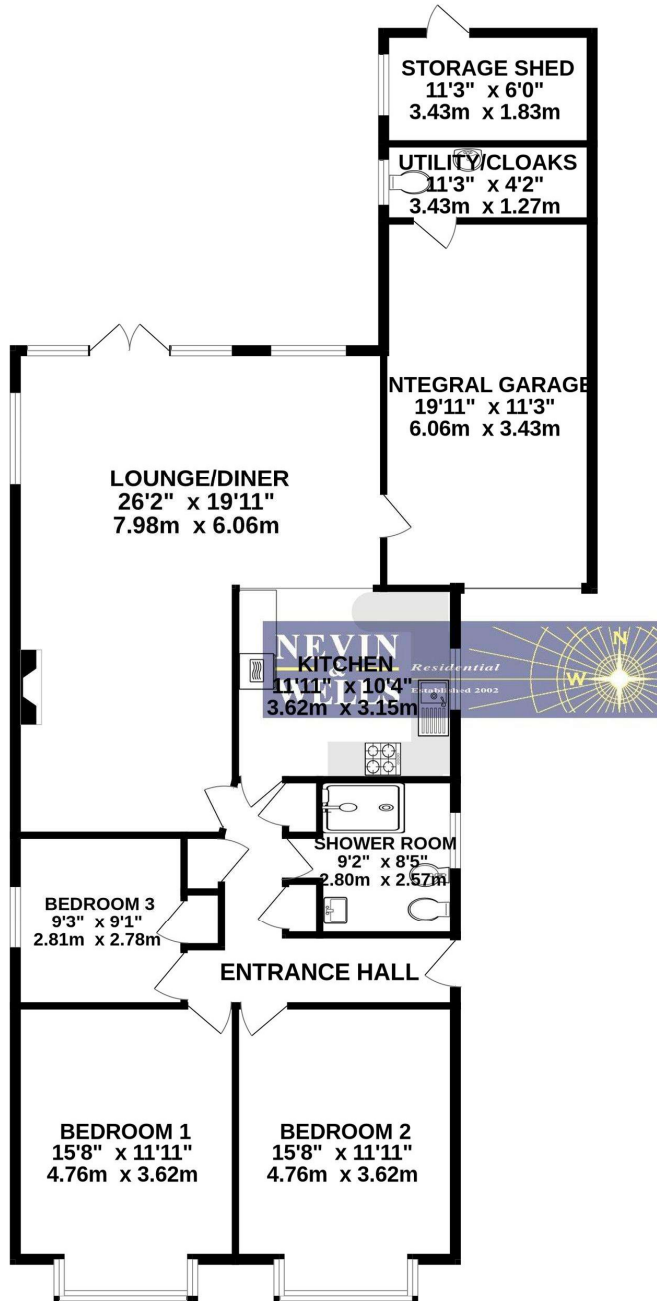
DRIVEWAY: Brick paved with space for several cars.

VIEWINGS: By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk

Blays Lane, Englefield Green, Surrey, TW20 0PQ

FLOORPLAN

GROUND FLOOR
1478 sq.ft. (137.3 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

Blays Lane, Englefield Green, Surrey, TW20 0PQ

EPC

ARDEN BLAYS LANE ENGLEFIELD GREEN EGHAM TW20 0PQ	Energy rating B
Valid until 13 June 2031	Certificate number 2009-1106-9116-1016-5211

Property type Detached bungalow

Total floor area 117 square metres

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.