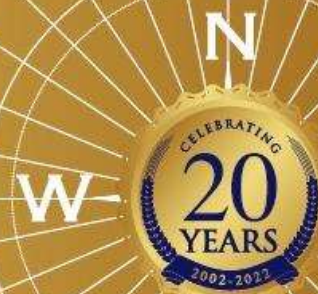


# NEVIN & WELLS

*Distinctive Homes*

Established 2002



Grange Road, Surrey, TW20 9QW

£800,000 Freehold



## Grange Road, Egham, Surrey, TW20 9BJ

An absolutely stunning four double bedroom Victorian semi-detached residence, which has been extensively updated and extended by the current owners. Situated within walking distance of Magna Square development and its many restaurants/bars and Everyman cinema. Waitrose and Egham mainline station are also within walking distance. Benefits include three bathrooms; luxury 22ft kitchen breakfast room with quartz worktops. 25ft living room, study, utility room, 90ft South facing rear garden, eco-friendly home studio/gymnasium, integral garage and parking for two vehicles.

Covered entrance porch with main door to:-

### ENTRANCE HALLWAY:

Cornice ceiling, radiator, feature Victoriana archway, stairs to first floor, laminate wood effect flooring, under stair storage cupboard and doors to all rooms

### LOUNGE/DINING ROOM:

7.70m x 3.47m (25'3" x 11'4") Coved ceiling, picture rail, log burning stove with limestone surround, mantle and granite hearth, radiator, laminate wood effect flooring, front aspect double glazed bay window. Doors to all rooms.

### STUDY:

2.62m x 1.34m (8'7" x 4'5") Laminate wood effect flooring, side aspect double glazed window

### KITCHEN/DINING ROOM:

6.87m x 5.93m (22'6" x 19'5") Comprising eye and base level unit with quartz worktops, single sink drainer unit with mixer tap, fitted Neff double oven, hob and extractor over, fitted Neff dishwasher, American style Samsung fridge freezer with ice and water dispenser, full width built in wine chiller, Harvey water softener, radiator, laminate wood effect flooring, side aspect double glazed window, rear aspect double glazed window and rear aspect double glazed patio doors onto garden

### RECENTLY INSTALLED UTILITY ROOM:

2.03m x 2.44m (6'8" x 8'0") Comprising eye and base level units with square edged worktop, butler style sink with mixer tap, built in Smeg washing machine, part tiled walls, tiled flooring, radiator and door to:-

### GROUND FLOOR SHOWER ROOM:

Comprising separate shower cubicle with power shower, fully tiled all round, low level W.C, wall mounted wash hand basin, radiator, extractor fan and tiled flooring.

### FIRST FLOOR LANDING:

Coved ceiling, hand rail and balustrading and doors to all rooms.

### BEDROOM FOUR:

3.14m x 2.44m (10'3"x8'0") Radiator newly fitted carpet and rear aspect double glazed window.

### BEDROOM THREE:

Cornice ceiling, fitted wardrobes, newly fitted carpet, radiator and rear aspect double glazed windows.

### BEDROOM TWO:

4.31m x 3.80m (14'1" x 12'5") Cornice ceiling, radiator, newly fitted carpet and front aspect double glazed window

### RECENTLY INSTALLED FOUR PIECE LUXURY FAMILY BATHROOM:

3.87m x 1.67m (12'8" x 5'5") Comprising separate double shower cubicle, with power shower and tiled all round, roll top stand-alone bath with shower attachment, low level W.C, vanity enclosed wash hand basin, extractor fan, part tiled walls, tiled flooring, under floor heating and front aspect double glazed window.

### SECOND FLOOR LANDING:

Rear aspect double glazed window, newly fitted carpet and door to:-

### MASTER BEDROOM:

5.32m x 3.58m (17'5" x 11'9") Comprising built in wardrobes, front aspect double glazed Velux window, rear aspect glass Juliette balcony with French doors newly fitted carpet and door to:-

### MASTER EN-SUITE:

3.16m x 1.80m (10'4" x 5'11") Comprising separate double shower cubicle with electric shower and low level W.C, vanity enclosed wash hand basin, eaves storage, extractor fan, part tiled walls, tiled flooring and front aspect double glazed velux window.

### OUTSIDE

### SOUTH FACING REAR GARDEN:

(Approx 90ft) Patio area, lawn area, well established and mature flower and shrub borders, external lighting, external tap, door to garage raised composite decking area leading to:-

### ECO-FRIENDLY HOME STUDIO / GYMNASIUM:

3.28m x 3.51m (10'9" x 11'6") Fully insulated, individual electricity supply with power and lighting and TV point, side aspect double glazed window, English Oak effect flooring and front aspect double glazed patio doors to garden.

### ATTACHED GARAGE:

Side hung doors, power and lighting, built in shelving and space for appliances.

### OWN DRIVEWAY:

Private off street parking for up to two vehicles.

### VIEWINGS:

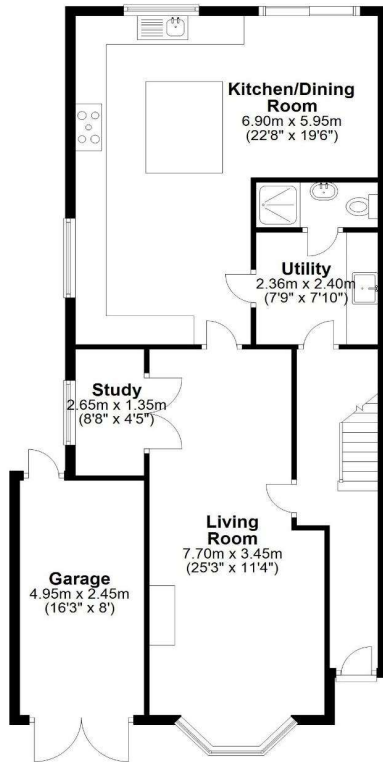
STRICTLY BY APPOINTMENT with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

# FLOOR PLAN

# EPC

## Ground Floor

Approx. 92.1 sq. metres (991.4 sq. feet)



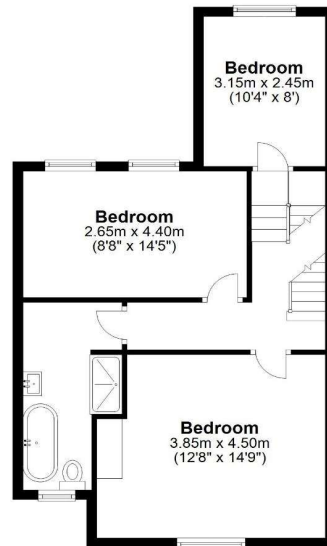
## Office/Gym

Approx. 23.6 sq. metres (253.7 sq. feet)



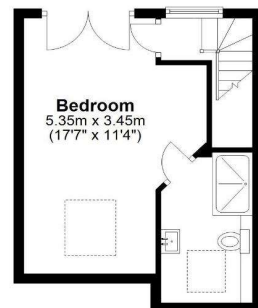
## First Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



## Second Floor

Approx. 25.2 sq. metres (270.7 sq. feet)



Total area: approx. 193.1 sq. metres (2078.6 sq. feet)

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

## Energy Performance Certificate



15, Grange Road, EGHAM, TW20 9QW

Dwelling type: Semi-detached house

Reference number: 8801-6022-5139-1948-5996

Date of assessment: 18 December 2019

Type of assessment: RdSAP, existing dwelling

Date of certificate: 18 December 2019

Total floor area: 153 m<sup>2</sup>

Use this document to:

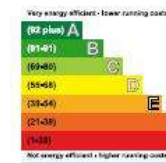
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,288</b>
<b>Over 3 years you could save</b>	<b>£ 705</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 318 over 3 years	
Heating	£ 2,514 over 3 years	£ 1,809 over 3 years	
Hot Water	£ 456 over 3 years	£ 456 over 3 years	
<b>Totals</b>	<b>£ 3,288</b>	<b>£ 2,583</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances, like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 567
2. Floor insulation (suspended floor)	£800 - £1,200	£ 138
3. Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 972

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

