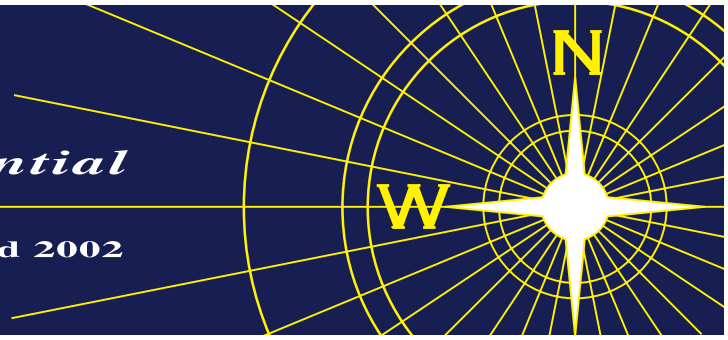


NEVIN & WELLS

Residential

Established 2002



Open House Saturday 3rd February 12pm to 1pm

Wesley Drive, Egham, Surrey, TW20 9JA

£550,000 Freehold



OPEN HOUSE SATURDAY 3RD FEBRUARY 12PM TO 1PM. A spacious three bedroom detached house, situated within a few minutes' walk of mainline station and Magna Square, off Egham High Street. This 'CHAIN FREE' home benefits from large kitchen, lounge with feature wall, dining room, utility room, cloak room, first floor bathroom, full double glazing, gas central heating, attached garage and 14.63m (48ft) rear garden. Manorcroft school and recreational park are also close by.

Wesley Drive, Egham, Surrey, TW20 9JA

Double glazed front door into:

- ENTRANCE HALL:** 2.03m x 1.68m (6'8 x 5'6) Door into lounge.
- W.C:** Low level W.C, wash hand basin. Double glazed window to front.
- LOUNGE:** 5.42m x 4.06m (17'10 x 13'4) Radiator, coved ceiling, feature brick wall, stairs to first floor. Leaded light double glazed window to front. Arch into:
- DINING ROOM:** 3.12m x 3.00m (10'2 x 9'6) Radiator, coved ceiling. Double glazed French doors into rear garden,
- KITCHEN:** 3.66m x 2.23m (12;0 x 7'4) Range of Oatmeal colour base and eye level units, laminate worktops, part tiled walls, radiator, vinyl floor, built in electric oven and four ring Halogen hob, space for fridge/freezer, stainless steel sink with chrome mixer tap. Double glazed window to rear. Doorway into:
- UTILITY ROOM:** 3.66m x 2.69m (12'3 x 7'6) Wall mounted Worcester Bosch boiler. Double glazed French doors to rear. Internal door into garage.
- LANDING:** 2.64m x 1.87m (8'8 x 6'2) Hatch to loft space, airing cupboard housing hot water cylinder. Double glazed window to side.
- BEDROOM ONE:** 3.60m x 3.32m (11'10 x 10'11) Radiator, built in double wardrobe. Leaded light double glazed window to front
- BEDROOM TWO:** 3.26m x 3.14m (10'8 x 10'4) Radiator, built in single wardrobe. Double glazed window to rear.
- BEDROOM THREE:** 2.70m x 2.38m (8'10 x 7'10) Radiator, built in single bed. Leaded light double glazed window to front.
- BATHROOM:** 1.73m x 1.93m (5'8 x 6'4) Suite comprising low level W.C, pedestal wash hand basin, panel enclosed bath with chrome mixer tap and mixer shower over, part tiled walls, radiator. Frosted double glazed window to rear.
- OUTSIDE**
- INTEGRAL GARAGE:** 5.53m x 2.49m (18'2 x 8'2) Light, power, metal up and over door to front. Door into utility room.
- DRIVEWAY:** Two car private drive.
- REAR GARDEN:** 14.63m (48') Brick paved patio area, outside tap, shaped lawn, various trees and shrubs, side access gate.
- FRONT GARDEN:** Shrub beds adjacent to drive.
- COUNCIL TAX BAND:** F - Runnymede Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

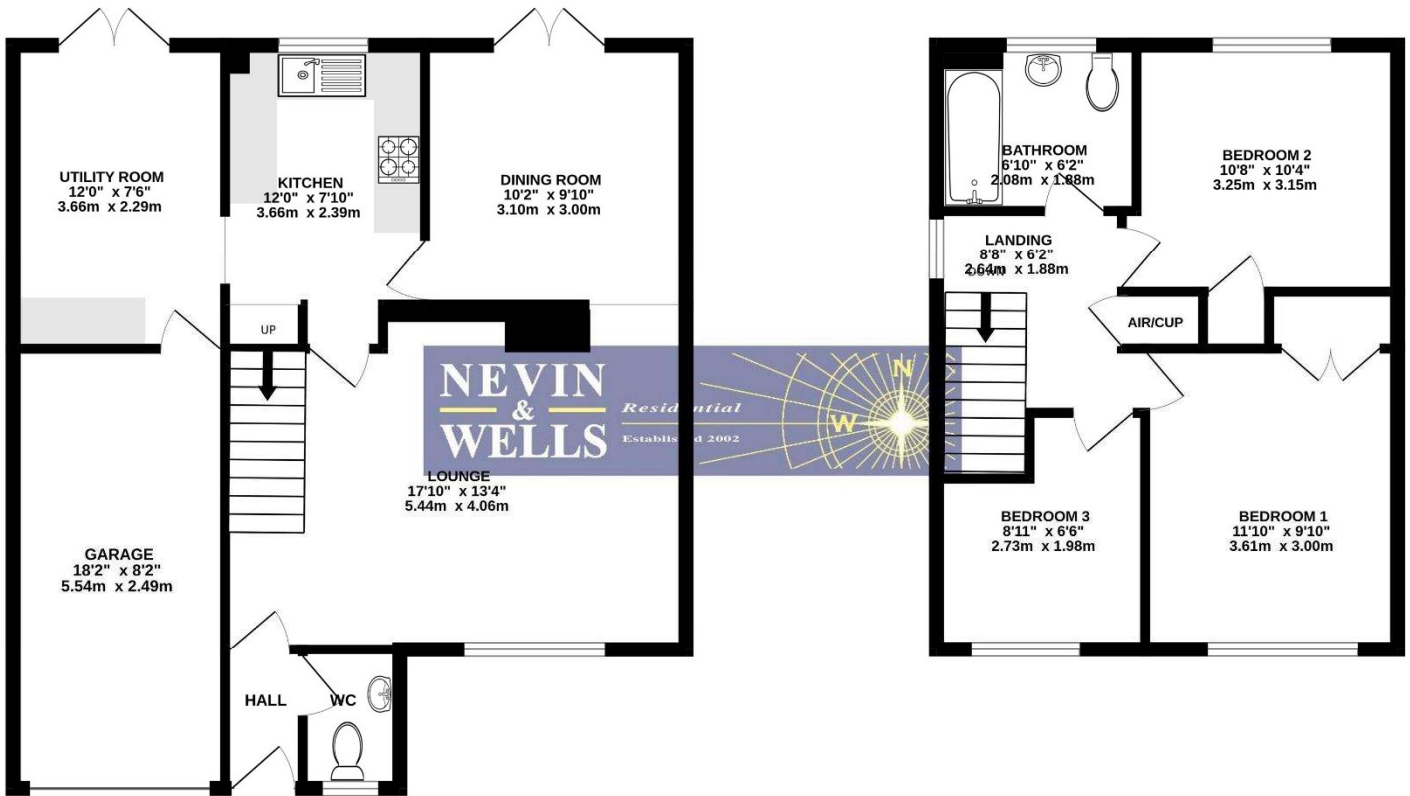


Wesley Drive, Egham, Surrey, TW20 9JA

FLOORPLAN

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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.

Wesley Drive, Egham, Surrey, TW20 9JA

EPC

7, Wesley Drive EGHAM TW20 9JA		Energy rating D
Valid until 18 August 2029	Certificate number 0574-2801-6085-9091-3821	

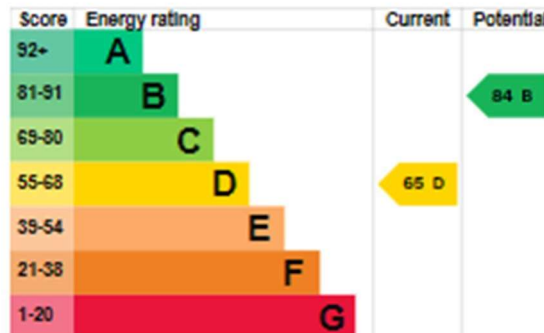
Property type	Detached house
Total floor area	98 square metres

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 D. 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