



**Thorpe Lea Road, Egham, TW20 8HA**

**£585,000 Freehold**



This 2004 built four bedroom link-detached family home is offered for sale in superb condition throughout. Benefits include modern kitchen with new boiler, downstairs cloakroom, separate study/utility, spacious lounge/diner, family bathroom, en-suite and recently built conservatory. Externally, there is a single integral garage and three car parking, to the rear a 40ft (12.19m) secluded garden. The property offers space and scope to extend at the side and rear (subject to planning permission). Access to local shops and schools is close at hand. Egham High Street/Station is a 20 minute walk away with direct trains to London Waterloo and Reading.

**Thorpe Lea Road, Egham, Surrey, TW20 8HA**

<b><u>RECESS PORCH:</u></b>	Courtesy light, double glazed front door into:
<b><u>ENTRANCE HALL:</u></b>	Radiator, stairs to first floor, Oak effect flooring. Door into:
<b><u>CLOAKROOM:</u></b>	In white with low level W.C and wash hand basin. Double glazed window to side.
<b><u>STUDY/UTILITY:</u></b>	<b>2.63m x 1.96m (8'8 x 6'5)</b> Radiator. Double glazed window to front.
<b><u>LOUNGE/DINING ROOM:</u></b>	<b>5.69m x 5.36m (18'8 x 17'7)</b> Two radiators, Oak effect flooring, coved ceiling. Dual aspect double glazed windows to side and rear. Double glazed sliding patio door into:
<b><u>CONSERVATORY:</u></b>	<b>2.79m x 2.79m (9'2 x 9'2)</b> Brick base and double glazed mainframe. Double glazed French doors into rear garden.
<b><u>KITCHEN:</u></b>	<b>4.02m x 2.11m (13'2 x 6'11)</b> Range of pale grey base and eye level units, laminate worktops, part tiled walls, Oak effect flooring, built in electric oven and four ring gas hob, overhead extractor, space for dishwasher, space for washing machine. Stainless steel single bowl, single drainer sink with chrome mixer tap, opening into dining area. Double glazed window to side.
<b><u>LANDING:</u></b>	Hatch to mostly boarded loft space, airing cupboard housing hot water cylinder.
<b><u>BEDROOM ONE:</u></b>	<b>4.09m x 3.63m (13'5 x 11'11)</b> Radiator, coved ceiling, built in wardrobe, double glazed window to rear. Door into:
<b><u>EN-SUITE SHOWER ROOM:</u></b>	In white with low level W.C, wash hand basin set into vanity unit, glass shower cubicle housing chrome mixer shower, radiator, part tiled walls. Frosted double glazed window to side.
<b><u>BEDROOM TWO:</u></b>	<b>4.11m x 2.82m (13'6 x 9'3)</b> Radiator, coved ceiling. Double glazed window to front.
<b><u>BEDROOM THREE:</u></b>	<b>2.77m x 2.77m (9'1 x 9'1)</b> Radiator, coved ceiling. Double glazed window to front.
<b><u>BEDROOM FOUR:</u></b>	<b>4.09m x 2.29m (13'5 x 7'6)</b> Radiator, coved ceiling, built in wardrobe. Double glazed window to rear.
<b><u>BATHROOM:</u></b>	White suite comprising low level W,C, wash hand basin set into vanity unit, panel bath with chrome mixer shower over and glass shower screen, part tiled walls, radiator. Frosted double glazed window to side.

**OUTSIDE**

<b><u>REAR GARDEN:</u></b>	<b>40ft (12.19m)</b> A secluded garden with timber seating deck, lawn, various shrubs, covered storage area and side access gate.
<b><u>INTEGRAL GARAGE:</u></b>	Single integral garage with light and power.
<b><u>SHARED DRIVEWAY:</u></b>	Parking spaces for three cars.
<b><u>COUNCIL TAX BAND:</u></b>	E- Runnymede Borough Council
<b><u>VIEWINGS:</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>



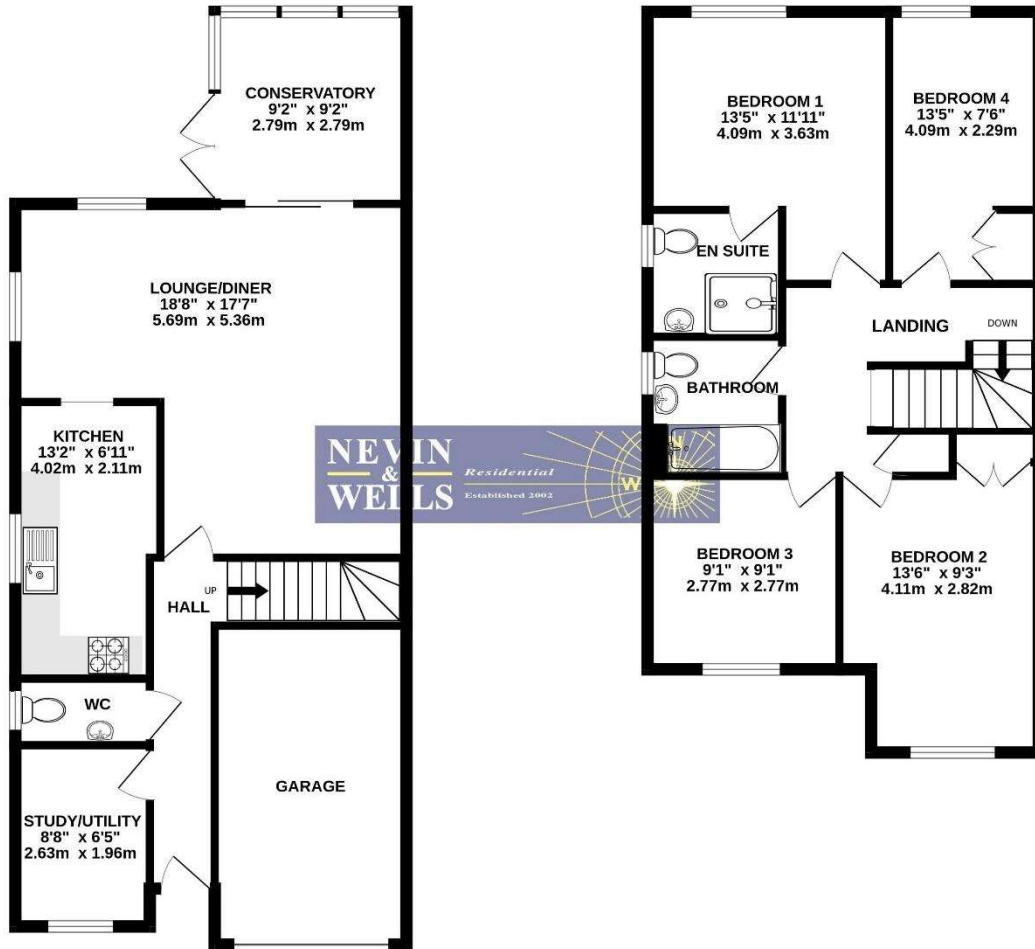
Scan the QR code to follow us on instagram

**Thorpe Lea Road, Egham, Surrey, TW20 8HA**

**FLOORPLAN**

GROUND FLOOR  
729 sq.ft. (67.8 sq.m.) approx.

1ST FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1345 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix ©2023

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

## Thorpe Lea Road, Egham, Surrey, TW20 8HA

### EPC

198a Thorpe Lea Road EGHAM TW20 8HA	Energy rating <b>C</b>
Valid until 8 May 2033	Certificate number 1000-3114-0722-6204-0573

Property type	Detached house
Total floor area	120 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		83 B
69-80	C	73 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