



Heronfield, Englefield Green, TW20 0RG

£415,000 Freehold



Situated in a quiet cul-de-sac is this larger than average two bedroom house. This property has the huge benefit of being on a corner plot with potential to make it into three bedrooms, as well as converting the garage (subject to planning permission). Being bought to the market with **NO ONWARD CHAIN**. Located close to local shops, Windsor Great Park and Village green.

ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000

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Open entrance porch with outside light and door to:

ENTRANCE HALL:

Stairs to first floor, radiator, built in cupboard and doors to:

LOUNGE/DINER:

6.90m x 3.35m (22'8 x 11') Two radiators, serving hatch, wall mounted thermostat, coved ceiling. Double glazed windows to front and rear.

KITCHEN:

2.65m x 2.45m (8'8 x 8'1) Eye and base level units with rolled edge work surfaces, fully tiled floor, single drainer stainless steel sink unit with mixer tap, radiator, space for appliances, wall mounted boiler. Double glazed window to rear.

LANDING:

Window to side, wall mounted heater, two built in cupboards. Doors to:

BEDROOM ONE:

4.75m x 2.50m (15'7 x 8'2) Two built in double wardrobes, radiator, further built in triple wardrobe. Double glazed double aspect windows to front.

BEDROOM TWO:

3.40m x 2.90m (11'2 x 9'6) Two built in double wardrobes, radiator and double glazed window to rear.

SHOWER ROOM:

Low level W.C, pedestal wash hand basin, fully tiled walls, radiator, double glazed window to rear and walk in shower.

REAR GARDEN:

Approximately 40ft. Paved with various trees and shrubs, glass greenhouse, fully enclosed with side gate.

GARAGE:

5.75m x 2.40m (18'10 x 7'10) Single built with light and power. Electronic up and over door, approached via

DRIVEWAY:

Hardstanding for one vehicle.

FRONT GARDEN:

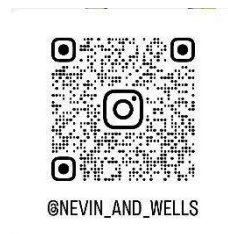
Offering potential for additional parking.

COUNCIL TAX BAND:

D - Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

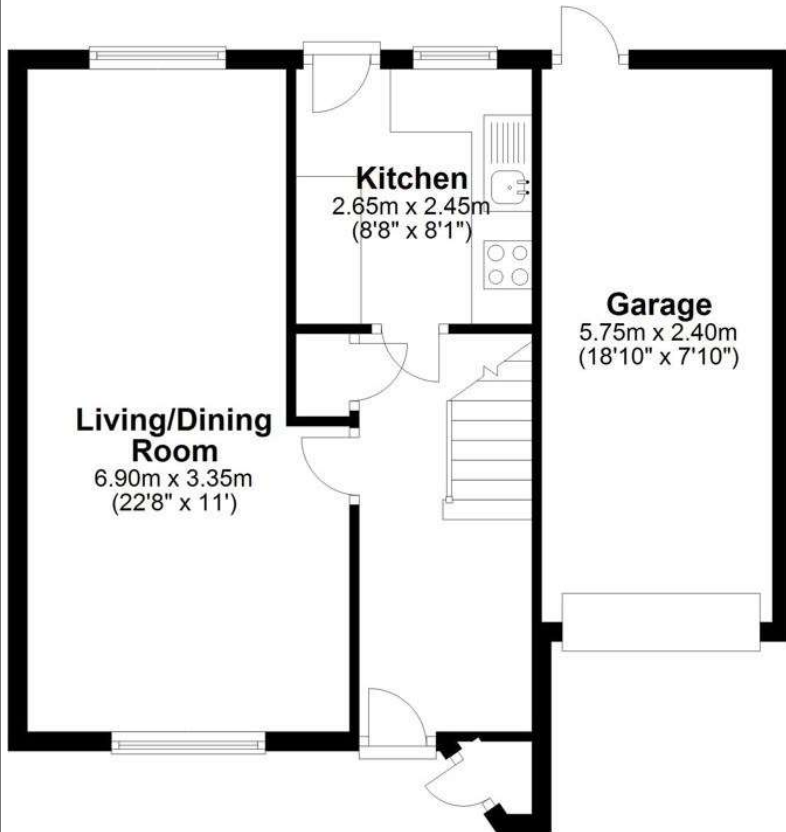


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FLOORPLAN

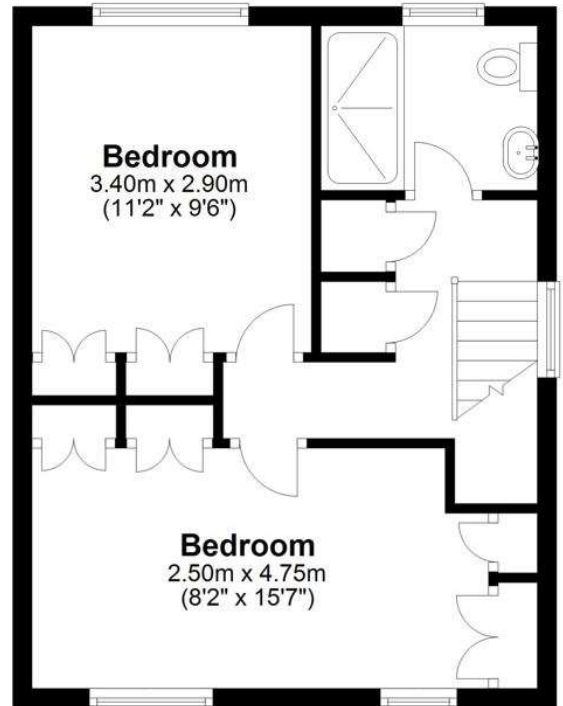
Ground Floor

Approx. 51.0 sq. metres (549.4 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 87.2 sq. metres (938.9 sq. feet)

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

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EPC

18 Heronfield Englefield Green EGHAM TW20 0RG	Energy rating C
Valid until 31 January 2034	Certificate number 0698-3034-0202-1144-4204

Property type	End-terrace house
Total floor area	72 square metres

Rules on letting this property

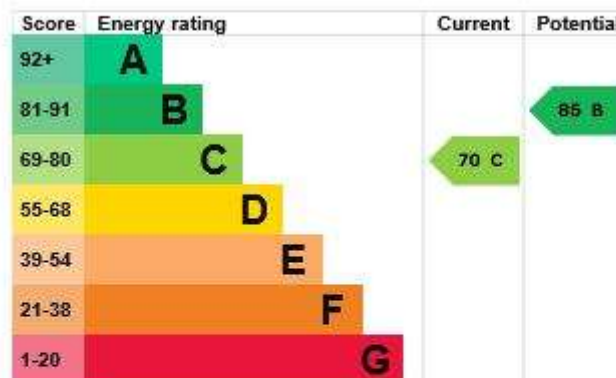
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. 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