



Wesley Drive, Egham, Surrey, TW20 9JA

£725,000 Freehold



An excellent opportunity to acquire this rarely available four-bedroom, executive detached home located in Central Egham. Situated within just yards of High Street amenities, mainline train station, nursery and primary schools. The spacious accommodation comprises entrance hallway, lounge/dining room, kitchen, family/playroom, utility room, downstairs W.C, en-suite facilities, first floor family bathroom, private rear garden, own driveway and an integral double garage.

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Covered entrance area with main door to:

ENTRANCE HALLWAY:

Stairs to first floor, radiator and door to:

LOUNGE:

5.07m x 3.95m (16'7 x 12'11) Coved ceiling, dado rail, radiator, front aspect double glazed leaded light box bay window and glazed double doors to:

DINING ROOM:

3.52m x 2.68m (11'6 x 8'9) Coved ceiling, dado rail, radiator, rear aspect double glazed French door to garden and door to:

KITCHEN:

3.31m x 2.18m (10'10 x 7'2) Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, space for appliances, beamed ceiling, part tiled walls, tiled flooring, under stair storage cupboard/pantry.

**FAMILY ROOM/
RECEPTION 3:**

3.47m x 2.49m (11'4 x 8'2) Beamed ceiling, radiator, dado rail and rear aspect double glazed patio doors and door to:

UTILITY ROOM:

2.12m x 2.98m (6'11 x 8'1) Eye and base level units with rolled edge work surfaces, single bowl sink, space for washing machine, radiator, access to loft, rear aspect double glazed windows and door to garden, door to garage and door to:

DOWNSTAIRS W.C:

Comprising low level W.C, wall mounted wash hand basin, radiator, part tiled walls and side aspect opaque double-glazed window.

FIRST FLOOR LANDING:

Access to loft, airing/storage cupboard, picture rail, dado rail and doors to all rooms.

MASTER BEDROOM:

4.54m x 4.10m (14'10 x 13'5) Coved ceiling, built in wardrobes, radiators, front aspect leaded light double-glazed windows and door to:

**EN-SUITE SHOWER
ROOM:**

Comprising separate shower with riser shower, pedestal wash hand basin, low level W.C, radiator, coved ceiling and rear aspect opaque double-glazed window.

BEDROOM TWO:

4.42m x 2.88m (19'6 x 9'5) Built in wardrobe, radiator and front aspect leaded light double-glazed windows.

BEDROOM THREE:

2.84m x 2.72m (9'3 x 8'11) Radiator and rear aspect double glazed window.

BEDROOM FOUR:

2.72m x 2.07m (8'11 x 6'9) Radiator and rear aspect double glazed window.

**FIRST FLOOR FAMILY
BATHROOM:**

Three-piece suite comprising panel enclosed bath, pedestal wash hand basin, low level W.C.

INTEGRAL GARAGE:

Up and over doors, power and lighting, space for appliances and door to utility room.

OUTSIDE

REAR GARDEN:

Approximately 30ft x 80ft. Patio area, lawn area, well established shrub and flower borders, external tap, external lighting and enclosed by panel fencing and brick walling.

OWN DRIVEWAY:

Providing off street parking for two vehicles.

COUNCIL TAX:

F - Runnymede Borough Council

VIEWINGS:

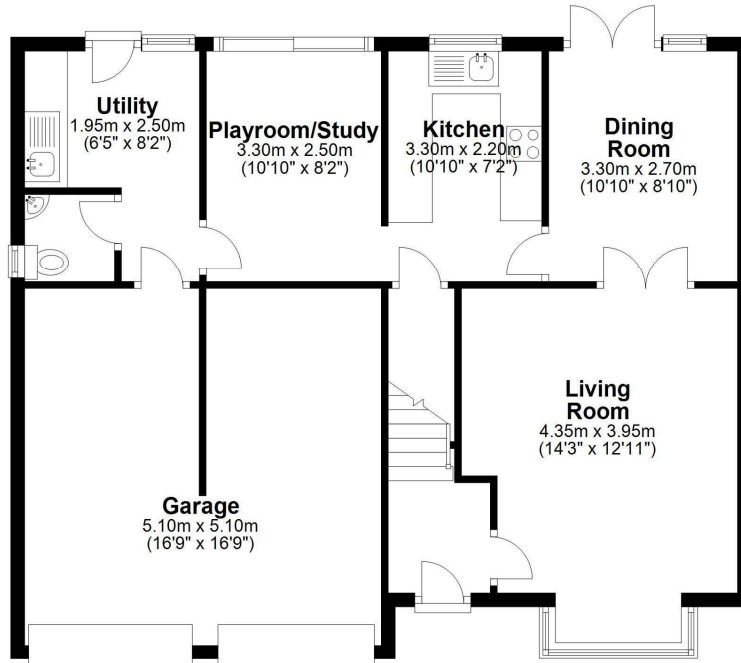
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOOR PLAN

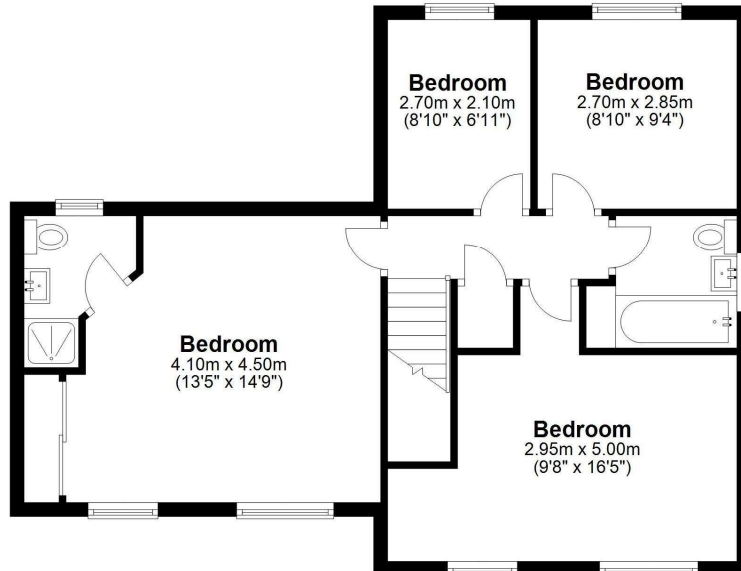
Ground Floor

Approx. 83.5 sq. metres (898.5 sq. feet)



First Floor

Approx. 60.2 sq. metres (648.2 sq. feet)



Total area: approx. 143.7 sq. metres (1546.7 sq. feet)

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

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EPC

13, Wesley Drive EGHAM TW20 9JA	Energy rating C
Valid until 29 July 2030	Certificate number 7208-6060-7233-2980-5244

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		84 B
69-80	C	72 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