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WELLS

*Distinctive Homes*

Established 2002



**Green Road, Thorpe Village Surrey, TW20 8QS    OIEO £600,000 Freehold**

## Green Road, Egham, Surrey, TW20 8QS

A beautiful Victorian semi-detached home with 'chocolate box' looks, situated in the heart of Thorpe Village. This spacious property offers immense charm and character with the benefits on contemporary living. The accommodation comprises three double bedrooms, two reception rooms, two bathrooms, shaker style kitchen and separate study. Externally, the mature plot is well screened and there is a brick built garage via private driveway, offering ample parking. Thorpe offers a village shop and pub, with access to Egham or Virginia Water a mile away.

- CANOPY PORCH:** Climbing Wisteria vine over. Front door into:
- ENTRANCE HALLWAY:** 2.70m x 2.43m (8'10 x 8') Window to front, ceiling skylight. Door into:
- SHOWER ROOM:** In white with low level W.C, wash hand basin, ceramic tiled floor, shower cubicle. Windows to side and front.
- LOBBY:** Stairs to first floor. Window to side. Door into:
- LOUNGE:** 4.40m x 3.62m (17'5 x 11'10) Two radiators, Oak effect flooring, coved ceiling, feature fireplace. Window to side. Open plan into:
- DINING/UTILITY ROOM:** 6.34m x 2.49m (20'10 x 8'2) Radiator, under stair storage cupboard, Oak effect flooring. Bay window to front.
- STUDY:** 3.70m x 3.00m (12'2 x 9'10) Radiator, Oak effect flooring. French doors to front, doorway into kitchen.
- KITCHEN:** 6.59m x 1.83m (21'7 x 6') Shaker style cupboards and drawers, woodblock worktops, Oak effect flooring, larder cupboard, storage cupboard, tiled splashback, integrated dishwasher, space for fridge freezer, built in electric double oven and five ring gas hob, tilting stainless steel overhead extractor hood, Butler sink with chrome mixer tap, vaulted ceiling with glass panels and four double glazed Velux ceiling windows. Double glazed doors to side.
- LANDING:** Dog legged staircase. Window to front.

**BEDROOM ONE:** 4.41m x 2.79m (14'6 x 9'2) Radiator, built in wardrobe, Walnut effect flooring. Double glazed window to side.

**BEDROOM TWO:** 3.70m x 3.00m (12'2 x 9'10) Radiator, built in wardrobe, Walnut effect flooring. Dual aspect double glazed windows to front and side.

**BEDROOM THREE:** 3.35m x 2.63m (11' x 8'8) Radiator, feature cast iron fireplace, Walnut effect flooring. Double glazed window to side.

**BATHROOM:** 2.35m x 1.63m (7'8 x 5'4) Luxury white suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, panel bath with chrome mixer tap and shower over, part tiled walls, radiator, Walnut effect flooring. Double glazed window to front.

### OUTSIDE

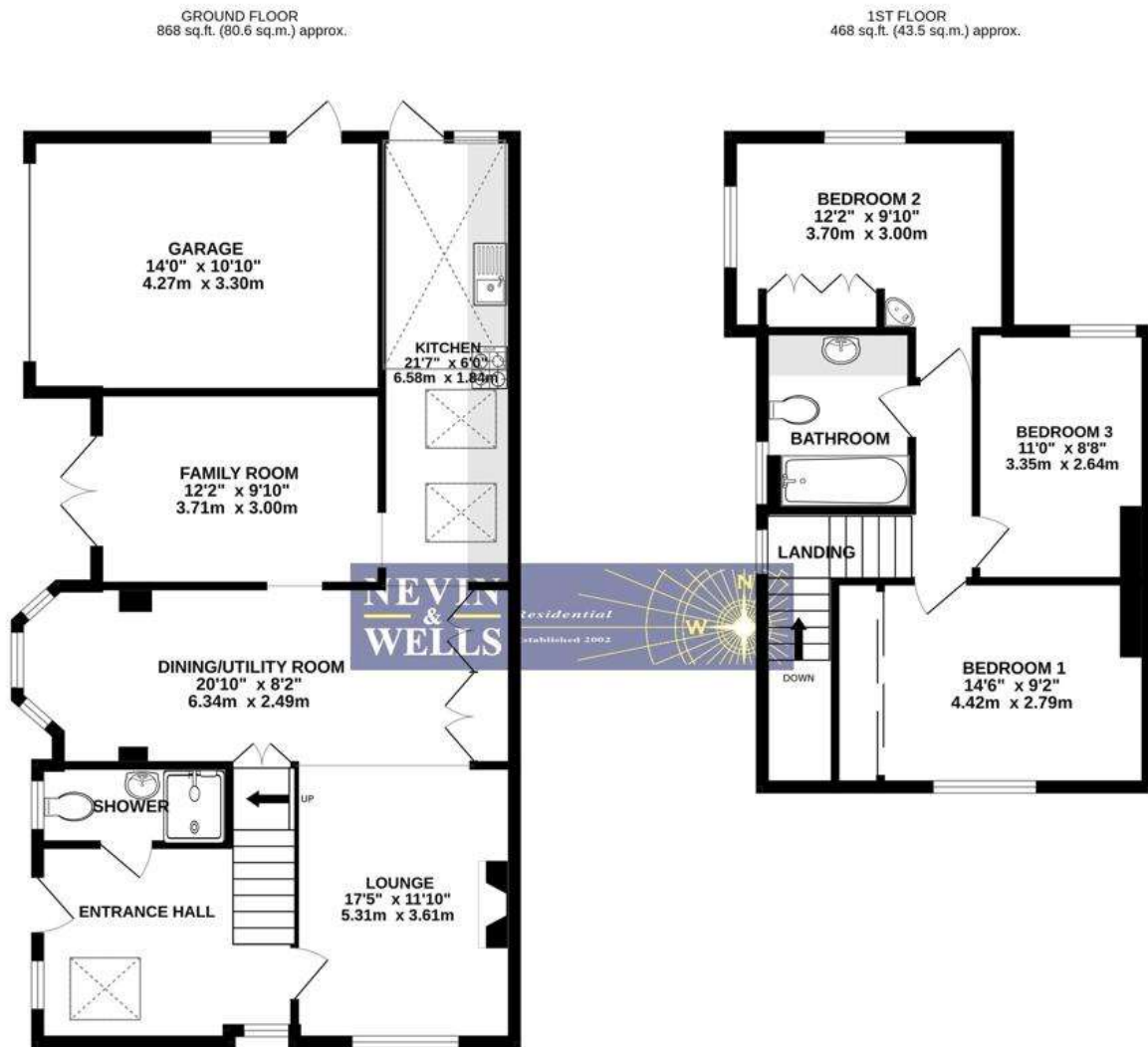
**PLOT:** (TBC) A secluded and mature pot, backing onto a wooded copse, with many varied trees and shrubs. There is a shaped lawn and five bar access gate.

**ATTACHED GARAGE:** 4.27m x 3.28m (14' x 10'9) Brick built with light, power and metal up and over door. Approached via private brick paved driveway offering ample parking.

**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](http://www.nevinandwells.co.uk)

## FLOOR PLAN



GREEN ROAD, THORPE, TW20 8QS  
 TOTAL FLOOR AREA: 1336 sq.ft. (124.1 sq.m.) approx.

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

## EPC

Glenluce Cottage Green Road Thorpe EGHAM TW20 8QS		Energy rating <b>F</b>
Valid until 7 October 2023	Certificate number 0188-6936-6240-8777-0900	

Property type	Semi-detached house
Total floor area	119 square metres

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

### Energy rating and score

This property's current energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	37 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

