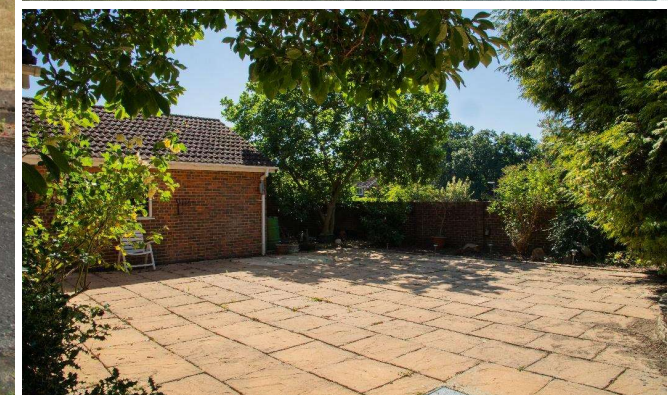


NEVIN & WELLS

Distinctive Homes

Established 2002



[Bulkeley Close, Englefield Green, TW20 0NS](#)

[£1,100,000 Freehold](#)

Bulkeley Close, Englefield Green, Surrey, TW20 0NS

Situated in one of Englefield Greens most prestigious cul-de-sac's, is this four bedroom detached residence with a double garage to the side offering excellent potential for an annexe or even converting to an airBNB. In addition there is a study, conservatory, cloakroom, en-suite bathroom, two receptions and a fantastic wrap around garden. Being sold with vacant possession located close to Windsor Great Park, with easy access to all major transport links, as well as fantastic private schools.

Double glazed front door into:

ENTRANCE HALL:

Radiator, stairs with walk in cupboard below and doors to:

LIVING ROOM:

7.26m x 3.63m (23'10 x 11'11) Feature fireplace, double radiator, coved ceiling. Double glazed leaded light window to front, doors to conservatory and double doors to:

DINING ROOM:

3.88m x 3.15m (12'9 x 10'4) Radiator, coved ceiling, sliding doors to conservatory and door to:

KITCHEN/BREAKFAST ROOM:

6.69m x 3.18m (21'11 x 10'5) Eye and base level units with granite work surfaces, one and half bowl stainless steel sink unit with mixer tap, built in oven, five ring halogen hob with extractor over, fully tiled floor, part tiled walls, double glazed window and door to side, radiator, open breakfast area with radiator and double aspect windows to rear.

CONSERVATORY:

6.25m x 3.38m (20'6 x 11'1) Radiator, fully tiled floor, double glazed windows surround with double doors onto rear garden.

UTILITY ROOM:

2.78m x 2.19m (9'1 x 7'2) Stainless steel sink unit with cupboard under, radiator, fully tiled floor, space for appliances and double glazed window to side.

STUDY/OFFICE:

2.78m x 2.05m (9'1 x 6'9) Radiator and double glazed leaded light window to front.

CLOAKROOM:

Vanity sink unit with mixer tap and cupboard below, low level W.C, fully tiled walls and floor, radiator and double glazed window to side.

LANDING:

Double glazed leaded light window to front, approached via dog legged staircase, radiator, airing cupboard and doors to:

MASTER BEDROOM:

4.56m x 3.79m (15'0 x 12'5) Built in six door wardrobes, radiator, double glazed window to rear and door to:

EN-SUITE BATHROOM:

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C, fully tiled walls and floor, heated towel rail and double glazed window to rear.

BEDROOM TWO:

3.82m x 3.69m (12'6 x 12'1) Built in four door wardrobe, radiator and double glazed window to rear.

BEDROOM THREE:

3.65m x 3.08m (12'0 x 10'1) Radiator and leaded light window to front.

BEDROOM FOUR:

3.80m x 2.40m (12'6 x 7'10) Hatch to loft, radiator and double glazed window to rear.

BATHROOM:

Vanity sink unit with mixer tap and cupboard below, low level W.C, fully tiled walls and floor, heated towel rail. Double glazed leaded light window to front and walk in shower.

OUTSIDE

REAR GARDEN:

Approximately 90ft wide. Mainly laid to lawn with large ornamental disused pond, flower and shrub borders, timber storage shed with tarmac area behind, large side patio area to side, all fully enclosed by brick wall with access gates and door to:

FRONT:

Block paved parking for at least six vehicles with flower and shrub borders leading to:

DOUBLE GARAGE:

With light and power and double metal up and over doors.

COUNCIL TAX BAND:

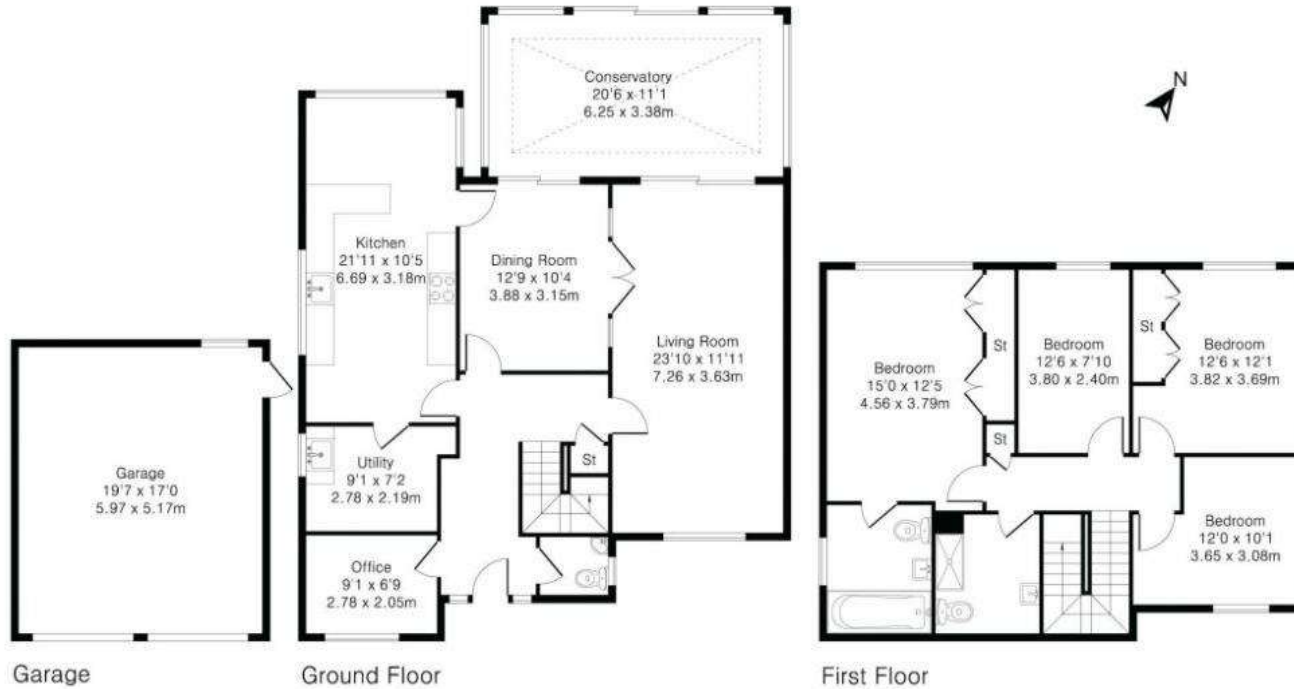
G - Runnymede Borough Council

VIEWINGS:

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

FLOOR PLAN

Approximate Gross Internal Area 2339 sq ft – 217 sq m
 Ground Floor Area 1205 sq ft – 112 sq m
 First Floor Area 802 sq ft – 74 sq m
 Garage Area 332 sq ft – 31 sq m



EPC

3 Bulkeley Close Englefield Green EGHAM TW20 0NS	Energy rating D
Valid until 14 August 2032	Certificate number 0380-2335-4180-2392-3935

Property type	Detached house
Total floor area	172 square metres

Rules on letting this property

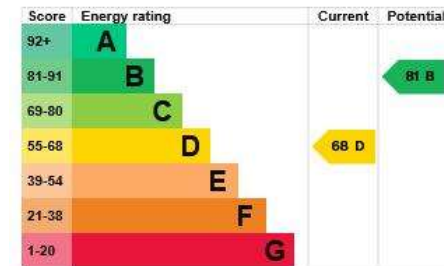
Properties can be let if they have an energy rating from A to E.

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

