



Thorpe Lead Road, Egham, Surrey, TW20 8HP

OIRO £450,000 Freehold



A truly stunning Edwardian halls adjoining two bedroom end of terrace home, offering immense character and charm including feature fireplaces, which has been extensively refurbished by our client. Benefits include extended kitchen/ diner, family room, separate lounge, luxury first floor bathroom, landscaped rear garden and two car parking to rear. Local schools, shops, park and Egham Orbit Leisure centre are a five minute walk away.

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- RECESSED PORCH:** Tiled step, front door into:-
- ENTRANCE HALL:** 12'8" x 3'4" (3.88m x 0.00m) Radiator, stairs to first floor. Door into:-
- LOUNGE:** 12'4" x 12' (3.73m x 3.66m) Radiator, engineered oak flooring, ornate coving, feature open fireplace with ornate surround. Triple glazed window to front.
- FAMILY ROOM:** 13' x 12' (3.95m x 3.66m) Radiator, coved ceiling, under stair cupboard, feature fireplace with ornate surround housing log burner. Open plan into:
- KITCHEN/DINER:** 15'6" x 13' (4.72m x 3.95m) Extensive range of gloss cream base and eye level units, woodblock worktops, ceramic tiled flooring, tiled splash back, access to gas combination boiler, concealed lighting, built in electric double oven and four ring gas hob, double bowl single drainer sink unit with chrome mixer tap, space for appliances, vertical radiator. Double glazed Velux window set into vaulted ceiling. Double glazed French doors into rear garden.
- LANDING:** 12' x 5' (3.66m x 1.51m) Hatch to loft space with folding ladder.
- BEDROOM ONE:** 14'8 x 12' (4.47m x 3.66) Radiator, fully built in to one wall wardrobes, coved ceiling. Two triple glazed windows to front.
- BEDROOM TWO:** 12' x 10'8 (3.66m x 3.25m) Radiator, built in wardrobes. Double glazed window to rear.
- BATHROOM:** 13'4" x 9'10" (4.08m x 3.0m) Luxury white suite comprising low level W.C, pedestal wash hand basin, tile panel bath with telephone style chrome mixer tap, part tiled walls, radiator, oak effect flooring, large shower cubicle house dual head chrome mixer shower. Frosted double glazed window to rear.

OUTSIDE

- REAR GARDEN:** **Approximately 80ft (24.38m)** A thoughtfully landscaped and well planted East facing garden with timber seating deck, pergola over additional paved seating area, outside tap, lawn and various shrubs. Rear access gate leading onto:-
- PRIVATE PARKING:** Concrete hardstanding, approached via rear service road, with space for two cars.
- FRONT GARDEN:** Inset shrubs and dwarf brick wall to front.
- 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



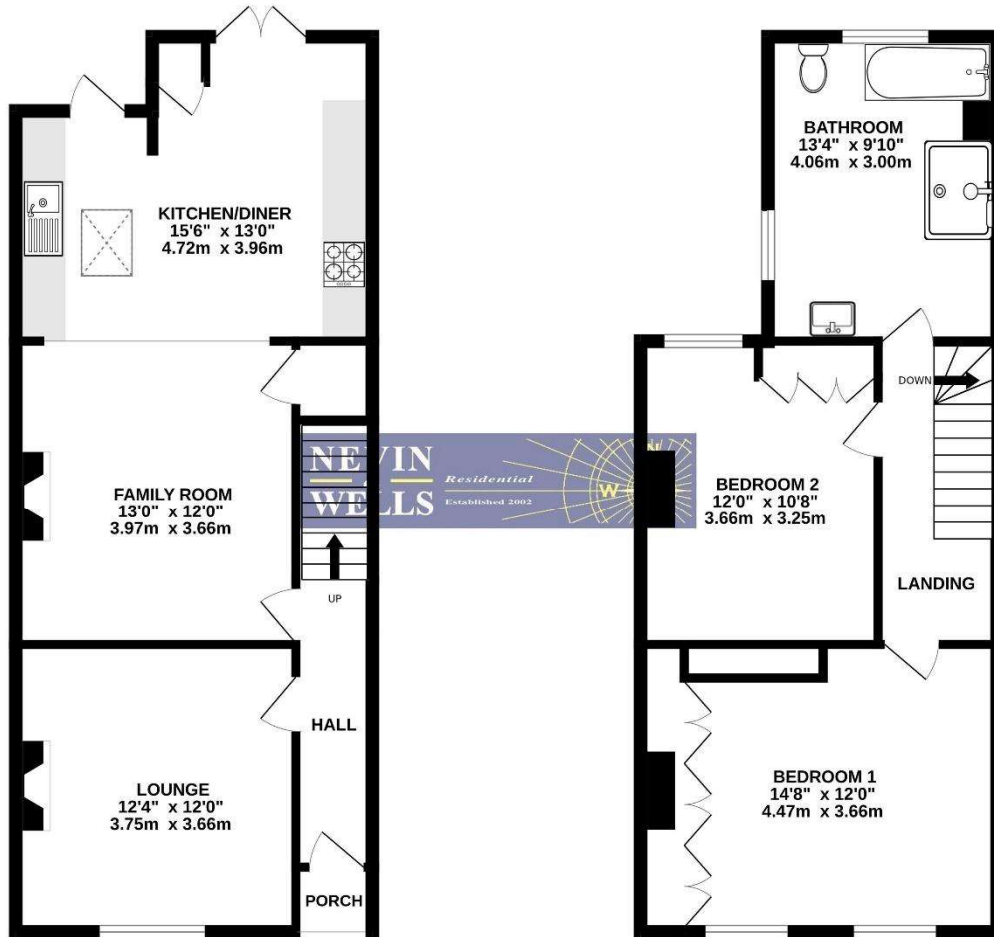
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FLOORPLAN

GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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AWAITING EPC