



**Stephen Close, Egham, Surrey, TW20 8DR**

**£525,000 Freehold**



Extended to the rear, a large four bedroom/two bathroom family home with layout for an independent annexe. This spacious property also offers open plan kitchen/dining, separate lounge and wide hallway. Externally there is a 70ft x 30ft (21.34m x 9.14m) garden with concrete hardstanding, potential to extend (STPP) in addition to private drive. Access to local shops, schools and park is close at hand. **NO ONWARD CHAIN.**

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<b><u>CANOPY PORCH:</u></b>	External power point under, hardwood front door into:
<b><u>ENTRANCE HALLWAY:</u></b>	<b>3.35m x 2.18m (11' x 7'2)</b> Radiator, ceramic tiled floor, under stair cupboard, stairs to first floor, storage unit.
<b><u>LOUNGE:</u></b>	<b>4.11m x 3.66m (13'6 x 12')</b> Radiator, coved ceiling, fitted electric fire. Double glazed bay window to front.
<b><u>KITCHEN:</u></b>	<b>5.99m x 3.05m (19'8 x 10')</b> Extensive range of gloss white base and eye level units, ceramic tiled floor, granite effect worktops, integrated dishwasher and washing machine, storage cupboard housing wall mounted gas boiler, tiled splashback, soft close doors and drawers, space for fridge/freezer. Built in electric double oven and five ring gas hob, overhead extractor filter, single bowl single drainer sink with chrome mixer tap. Double glazed window to side. Open plan into:
<b><u>DINING ROOM:</u></b>	<b>3.30m x 3.30m (10'10 x 10'10)</b> Radiator, ceramic tiled floor.
<b><u>LOBBY:</u></b>	Doors into bedroom one and shower room.
<b><u>SHOWER ROOM:</u></b>	<b>2.19m x 1.46m (7'2 x 4'10)</b> White suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, chrome ladder radiator, ceramic tiled floor, shower cubicle housing chrome mixer shower, fully tiled walls. Double glazed window to rear.
<b><u>BEDROOM ONE:</u></b>	<b>3.76m x 3.30m (12'4 x 10'10)</b> Radiator. Double glazed window to rear.
<b><u>LANDING:</u></b>	<b>2.52m x 2.50m (8'4 x 8'2)</b> Hatch to loft space. Double glazed window to side.
<b><u>BEDROOM TWO:</u></b>	<b>3.71m x 3.35m (12'2 x 11')</b> Radiator, storage cupboard. Double glazed window to front.
<b><u>BEDROOM THREE:</u></b>	<b>3.35m x 3.05m (11' x 10')</b> Radiator, airing cupboard housing hot water cylinder. Double glazed window to rear.
<b><u>BEDROOM FOUR:</u></b>	<b>2.63m x 3.54m (8'8 x 8'4)</b> Radiator. Double glazed window to front.
<b><u>BATHROOM:</u></b>	<b>2.49m x 1.46m (8'2 x 4'10)</b> In white with pedestal wash hand basin, panel bath, radiator. Double glazed window to side.
<b><u>W.C:</u></b>	Low level W.C. Double glazed window to side.

**OUTSIDE**

<b><u>REAR GARDEN:</u></b>	<b>70ft x 30ft (21.34m x 9.14m)</b> Enclosed feature patio, lawn area, outside tap, courtesy light, side access, large concrete hardstanding.
<b><u>DRIVEWAY:</u></b>	Space for three cars.
<b><u>COUNCIL TAX BAND:</u></b>	D – Runnymede Borough Council
<b><u>VIEWINGS:</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>



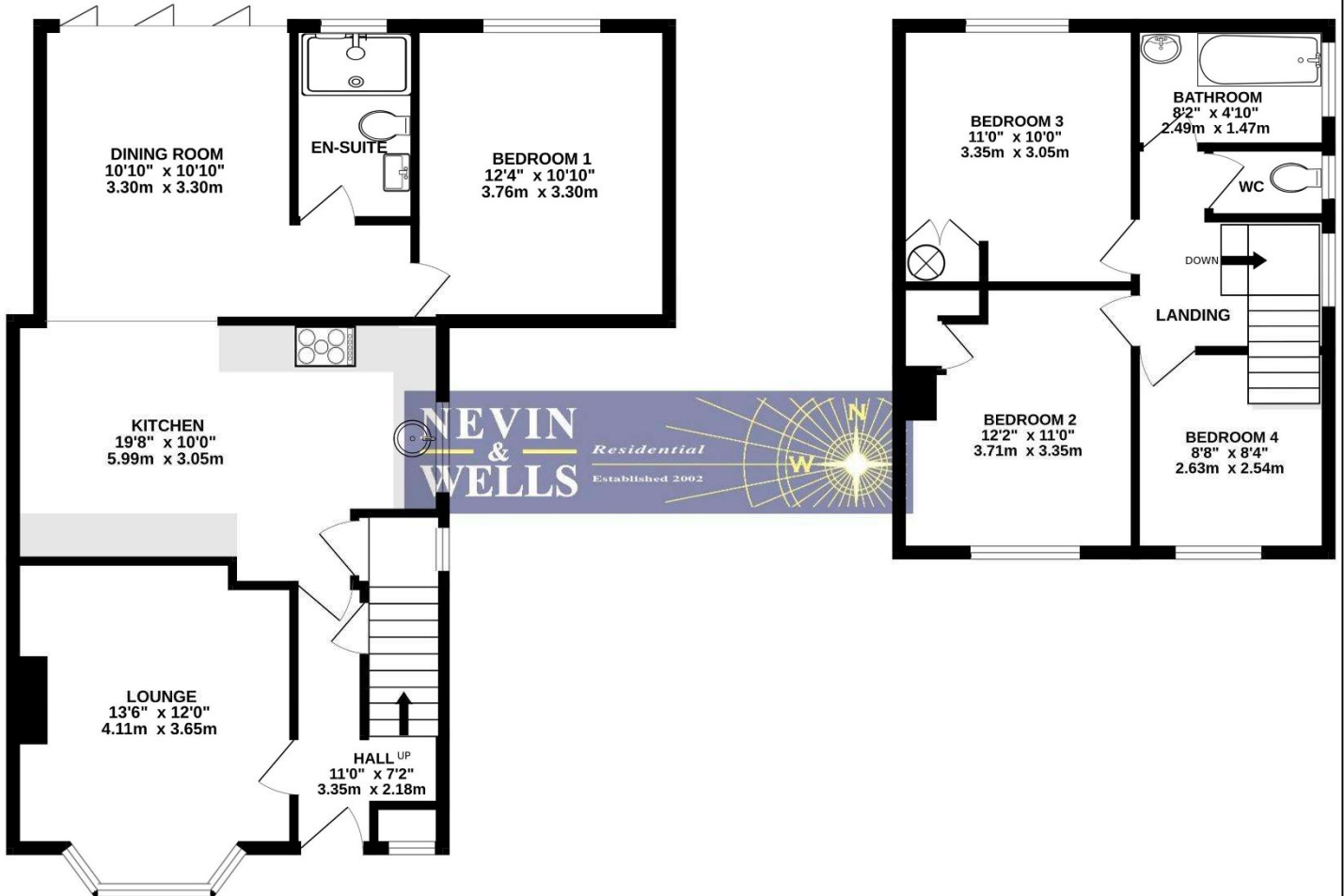
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## FLOORPLAN

GROUND FLOOR

1ST FLOOR



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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EPC

22 Stephen Close EGHAM TW20 8DR		Energy rating <b>C</b>	
Valid until <b>12 December 2033</b>		Certificate number <b>3390-1127-0022-3392-3273</b>	
Property type		Semi-detached house	
Total floor area		113 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](#).

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>	73 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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