



Bourne Meadow, Thorpe Village, TW20 8QH £525,000 Freehold



A three bedroom linked- detached house which has been extended and situated in a cul de sac within the historic village of Thorpe. The property offers large living accommodation, downstairs cloakroom, en-suite shower, as well as a double length garage approached via its own driveway. Being sold with no onward chain and located within easy access to local schools and the picturesque Village Green

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Enclosed entrance porch and door to:

ENTRANCE PORCH: Stairs to first floor with cupboard below, door to kitchen and lounge. Door to:

CLOAKROOM Vanity sink unit, low level WC and window to side.

**SITTING ROOM/
DINING ROOM:** Coved ceiling, glazed window to kitchen, central fireplace opening at both sides.
Open plan to:

FAMILY ROOM: Coved ceiling, central fireplace, double aspect doubled glazed sliding patio doors to rear and integral door to garage.

KITCHEN: Eye and base level units with rolled edge work surfaces, space for appliances, warm air boiler, single drainer stainless steel sink unit, built in oven, four ring gas hob with extractor over. Part tiled walls, fully tiled floor and double glazed window to front.

LANDING: Double glazed window to side, hatch to loft, built in airing cupboard and doors to:

BEDROOM ONE: Fitted five door wardrobe, double glazed window to front and archway to:

EN- SUITE: Vanity single unit with cupboard below and walk in shower cubicle.

BEDROOM TWO: Double glazed window to rear overlooking garden.

BEDROOM THREE: Fitted four door wardrobe with double glazed window to rear overlooking rear garden

BATHROOM Vanity sink unit with corner basin, fully tiled walls and floor, double glazed window to side and walk in shower cubicle.

OUTSIDE

REAR GARDEN: **Approximately 60ft.** Paved patio area with steps up to lawned area backing onto stream. Fully fenced in.

**DOUBLE LENGTH
GARAGE:** Approach via metal up and over doors, light and power. Door to garden

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**



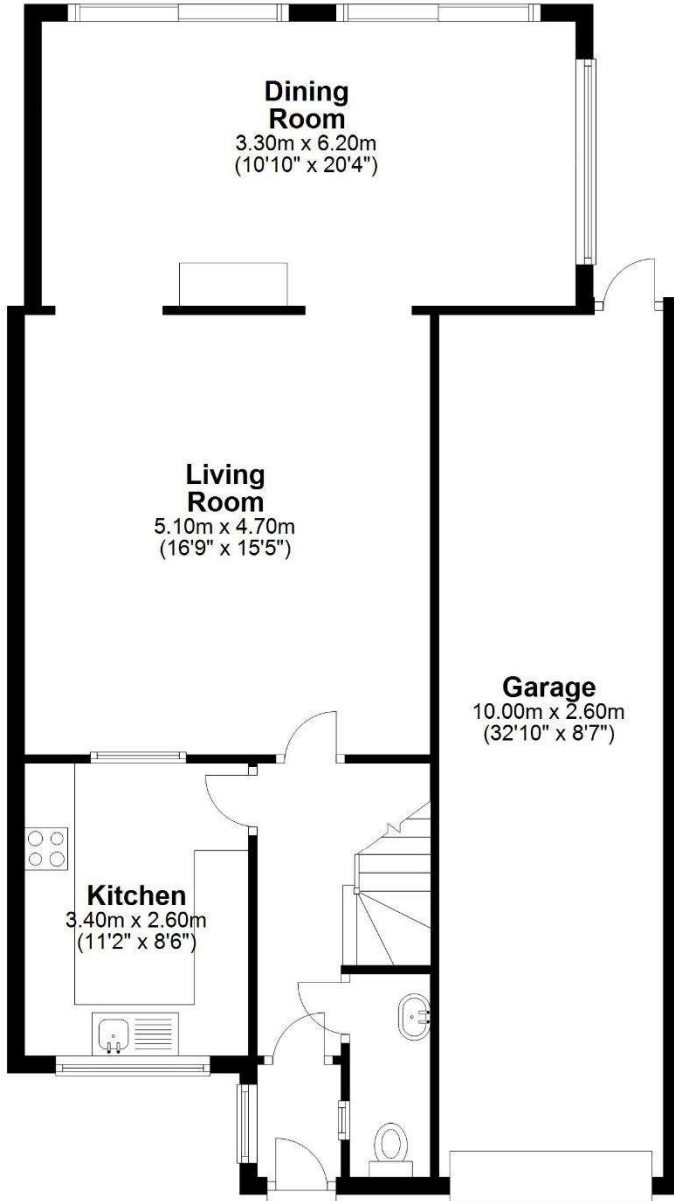
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FLOORPLAN

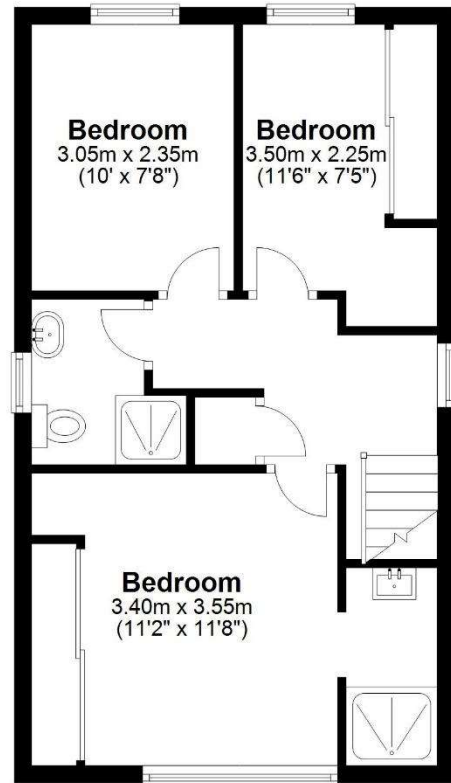
Ground Floor

Approx. 91.4 sq. metres (983.7 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 131.8 sq. metres (1418.2 sq. feet)

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

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EPC

16 Bourne Meadow EGHAM TW20 8QH		Energy rating D
Valid until 23 May 2034	Certificate number 0380-2144-9350-2324-3875	

Property type: Detached house

Total floor area: 102 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 D. 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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.