

NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



'Brookview', Hurst Lane, Egham, Surrey, TW20 8QJ

£1,250,000 F/H

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Positioned on a 2.33 acre plot, a large four bedroom detached bungalow in need of renovation. The plot consists of a current livery business with stables, workshops, double garage and additional stables. This property is approached off a single-track lane and is ideal for Equestrian use or secluded living as a small-holding. Access to Egham High Street, Virginia Water and Thorpe Green is close at hand. Royal Windsor Great Park and the M25/Heathrow are a short drive away.

ENTRANCE HALLWAY: Radiator, storage cupboard, ceramic tiled floor. Door into: -

BATHROOM: Four piece suite comprising low level WC, pedestal wash hand basin, panel bath with mixer tap, bidet, ceramic tiled floors, radiator, storage cupboard, window to side.

KITCHEN/BREAKFAST ROOM: Range of base and eye level units, space for appliances, ceramic tiled floors, laminate work tops, breakfast bar, built in electric oven and halogen hob. One and a half bowl sink unit with chrome mixer tap. Window to side. Door to: -

DINING ROOM: Radiator, hatch to loft space, ceiling beams, door into: -

LOUNGE: Radiator, coved cornice ceiling, open plan into: -

UTILITY ROOM: Storage cupboards, space for appliances, sink unit, window to side. Door into: -

BATHROOM: Basic suite comprising low level WC, bath, wash hand basin, radiator, storage cupboard. window to rear.

STUDY: Radiator, window to rear.

CONSERVATORY: Double glazed frame. Doors into garden.

BEDROOM ONE: Radiator, built in wardrobes. Window to side.

BEDROOM TWO: Radiator, built in wardrobes. Window to front.

BEDROOM THREE: Radiator. Window to front.

BEDROOM FOUR: Radiator, coved cornice ceiling. Window to side.

FAMILY ROOM: Radiator, storage cupboard, feature fireplace, coved cornice ceiling. Double glazed patio door and side aspect window.

OUTSIDE

PLOT: Green belt land extending to approximately 2.33 acres. There is a livery business with stables including running water and power, various workshops, additional single stables and double garage. There is also a small brook running adjacent to the land, from which the property is named.

COUNCIL TAX BAND: G - Runnymede Borough Council

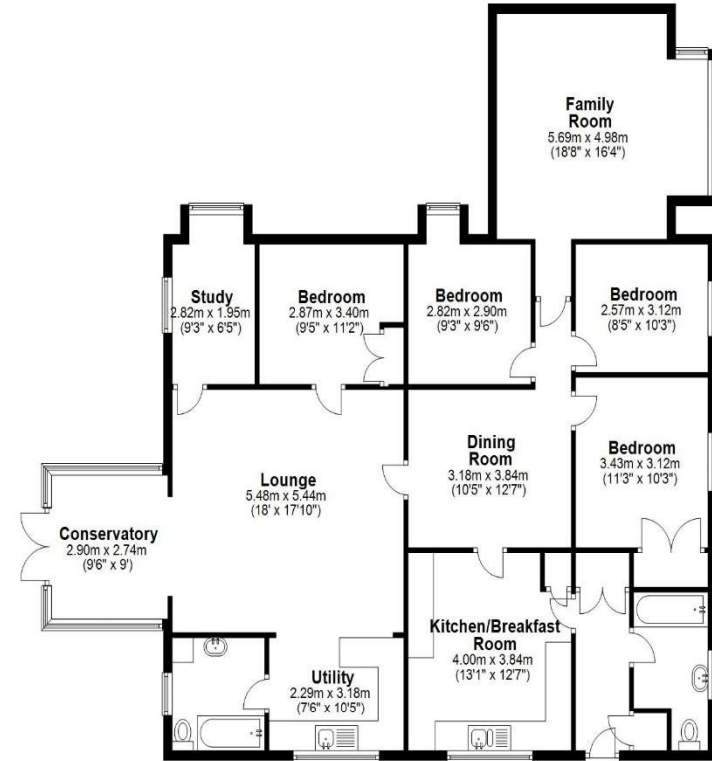
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



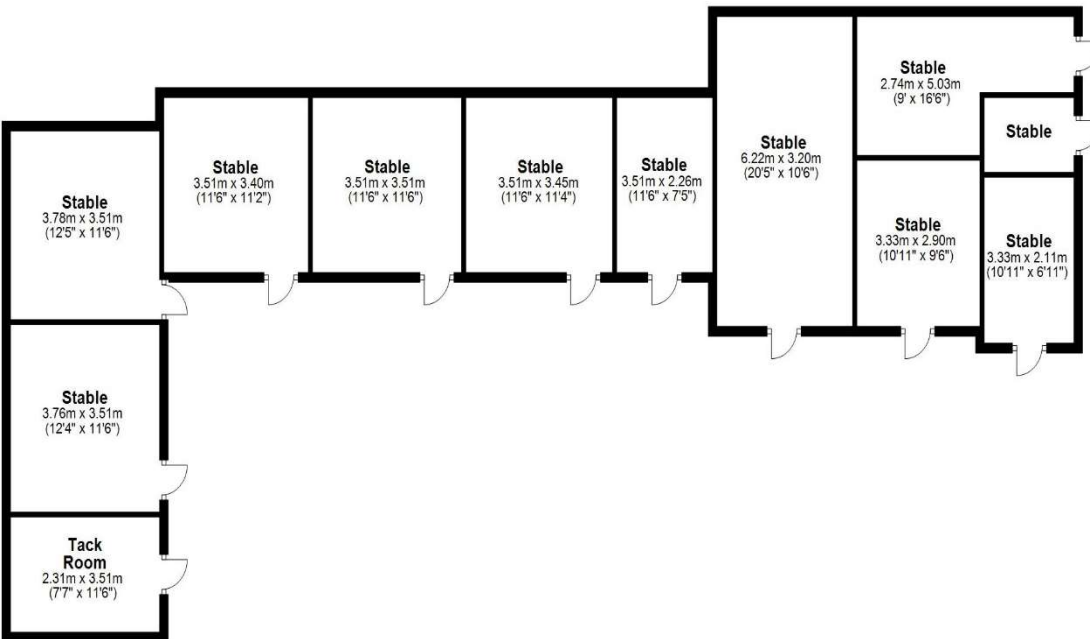
FLOORPLAN

EPC

Ground Floor
Approx. 159.4 sq. metres (1716.2 sq. feet)

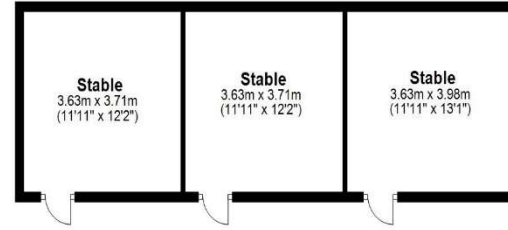


Outbuilding 1
Approx. 134.3 sq. metres (1445.3 sq. feet)

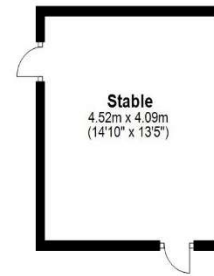


Total area: approx. 397.6 sq. metres (4279.5 sq. feet)

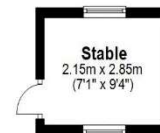
Outbuilding 2
Approx. 42.1 sq. metres (453.2 sq. feet)



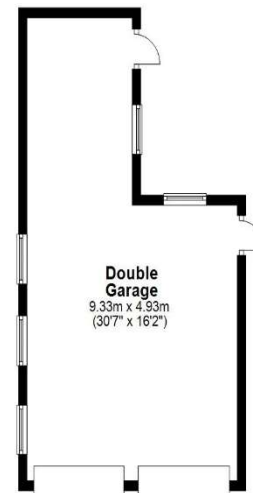
Outbuilding 3
Approx. 18.5 sq. metres (199.0 sq. feet)



Outbuilding 4
Approx. 6.1 sq. metres (66.0 sq. feet)



Garage
Approx. 37.1 sq. metres (399.8 sq. feet)



Brookview Hurst Lane EGHAM TW20 8QJ	Energy rating F
Valid until 12 June 2033	Certificate number 0300-2762-4260-2597-7765

Property type	Detached bungalow
Total floor area	151 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. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	28 F	
1-20	G		

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

