



Thorpe Lea Road, Egham, TW20 8HP

O.I.E.O £600,000 F/H



A truly stunning extended five bedroom semi-detached home offering fantastic family accommodation, en-suite to guest bedroom, modern kitchen and bathroom, as well as the huge benefit of a double garage offering potential to convert to office or gym with parking to the front for two cars. Located close to local schools, shops with easy access to Motorways and mainline station.

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Double glazed front door to:

**ENTRANCE
HALLWAY:**

Tiled flooring, radiators, stairs with cupboard below, door to kitchen and door to:

LOUNGE:

Open fireplace, two radiators, double glazed bay window to front, open plan to:

**L SHAPED
KITCHEN/DINER:**

Modern white eye and base level units with rolled edge work tops, space for appliances, built in dishwasher, one and a half bowl single drainer stainless steel single sink unit with mixer tap, built in cupboard housing boiler, concealed lighting, tiled flooring, built in four ring halogen hob and oven with extractor over, double glazed window to rear and side, Velux window over dining area and double French doors onto garden.

LANDING:

Window to side and doors to:

BEDROOM ONE:

Radiator, double glazed window to front.

BEDROOM THREE:

Radiator, built in wardrobe and double glazed window to rear.

BEDROOM FOUR:

Radiator, double glazed window to rear.

BEDROOM FIVE:

Radiator and double glazed window to front with built in double wardrobe.

BATHROOM:

Panel enclosed bath with mixer tap and overhead shower, wall mounted shower unit with mixer tap. Low level WC, fully tiled floor and walls, double aspect double glazed windows to side and heated towel rail.

STAIRS TO:

Double glazed window to side and door to:

GUEST BEDROOM:

Radiator, eaves storage, double glazed windows to front and rear.

EN-SUITE SHOWER:

Low level WC, vanity wash hand basin with mixer tap and cupboard below, walk in shower cubicle.

OUTSIDE

REAR GARDEN:

Paved patio area, fully enclosed with side access and doors into garage.

GARAGE:

Approached from the rear with two up and over metal doors and parking

PARKING:

Dropped kerb and parking for two vehicles

**COUNCIL TAX
BAND:**

D - Runnymede Borough Council

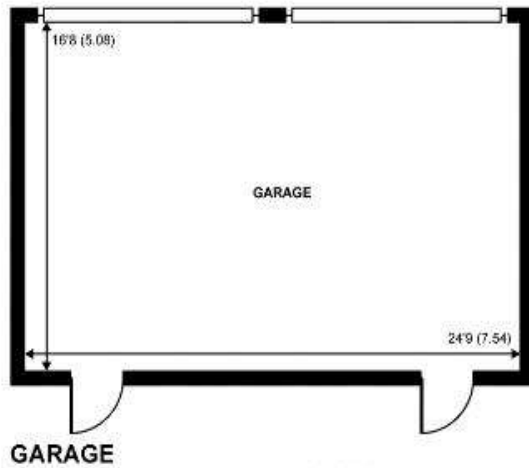
VIEWINGS:

**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



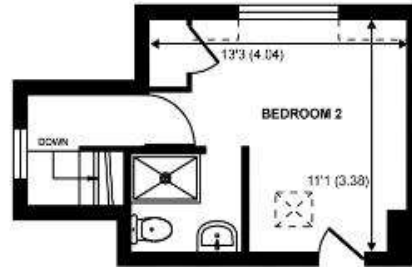
GARAGE

**GARDEN
APPROXIMATE**
30'3 (9.22)
x 27' (8.23)

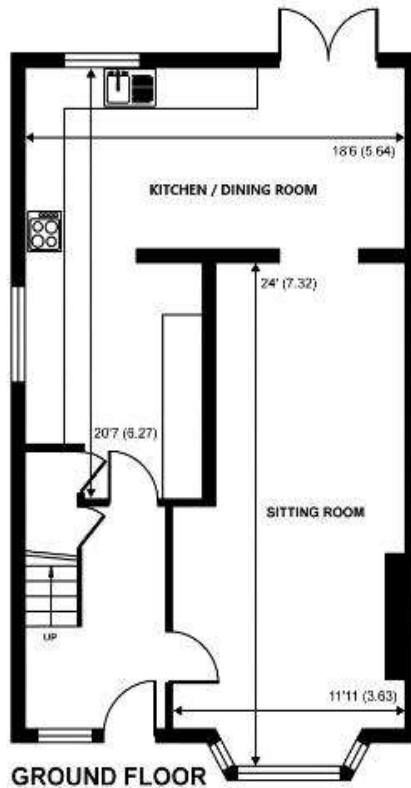
Approximate Area = 1286 sq ft / 119.4 sq m
Limited Use Area(s) = 6 sq ft / 0.5 sq m
Garage = 412 sq ft / 38.2 sq m
Total = 1704 sq ft / 158.1 sq m

For identification only - Not to scale

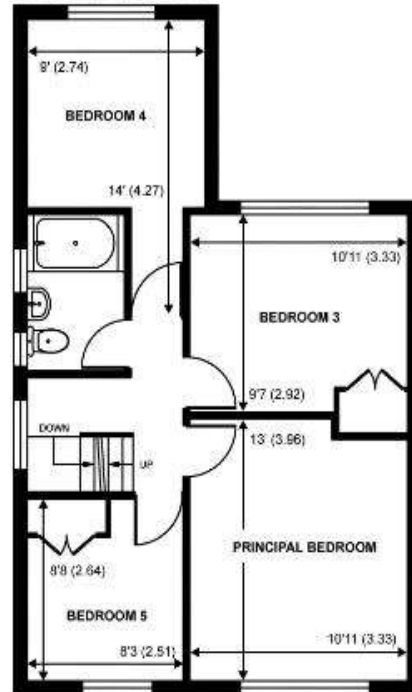
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Simpsons Estate Agents ta Curchods. REF: 1238629

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

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EPC

143 Thorpe Lea Road EGHAM TW20 8HP		Energy rating D
Valid until 26 January 2035	Certificate number 2131-3046-5209-2005-1204	

Property type Semi-detached house

Total floor area 120 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		