



**Bond Street, Englefield Green, TW20 0PX**

**£545,000 F/H**



A stunning two bedroom, two bathroom contemporary styled Victorian home, situated in the village centre. This extended property offers an open plan lounge/diner, luxury fitted kitchen, secluded 60ft (18.29m) rear garden and two car drive. Access to local shops, schools, restaurants and Windsor Great Park is close at hand. Egham Mainline station and Runnymede Meadow National Trust are within a mile away.

**Bond Street, Englefield Green, Surrey, TW20 0PX**

Part glazed front door with courtesy light to side

**ENTRANCE  
HALLWAY:**

Radiator, exposed floorboards, under stairs cupboard housing gas combi boiler and meters. Stripped pine door into: -

**DINING ROOM:**

Radiator, built in original storage cupboard, exposed floorboards, fitted shelving, stairs to first floor. Sash window to rear. Open plan into: -

**LOUNGE:**

Radiator, exposed floorboards, feature cast iron fireplace, coved cornice ceiling, built in storage and shelving. Double glazed sash window to front.

**KITCHEN:**

Newly installed shaker style kitchen, wood block work tops, tiled splash back, oak effect flooring, space for washing machine and fridge/freezer, integral dishwasher, ceiling downlights. Ceramic single bowl single drainer sink with nickel mixer tap, built in electric oven and five ring gas hob with stainless steel extractor hood over. Sash window and door to side.

**BATHROOM:**

White suite comprising low level WC, pedestal wash hand basin with chrome mixer tap, panel bath with chrome mixer tap, towel radiator, part tiled walls. Double glazed sash window to rear.

**LANDING:**

Stripped pine doors to both bedrooms.

**BEDROOM ONE:**

Radiator, feature cast iron fireplace, fitted shelving. Sash window to rear. Door into: -

**EN-SUITE SHOWER  
ROOM:**

Newly installed suite comprising suspended WC with concealed flush, circular wash hand basin set onto wooden vanity unit, large tiled shower cubicle with glass screen housing mixer shower, extractor fan, radiator. Sash window to rear.

**BEDROOM TWO:**

Radiator, feature cast iron fireplace, built in storage cupboards. Double glazed sash window to front.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 60ft (18.29m).** Stone patio, lawn area, external tap, various trees and shrubs, side access gate.

**FRONT GARDEN:**

Lawn, shrubs and 'umbrella' tree

**DRIVEWAY:**

Brick paved drive with space for two cars

**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](http://www.nevinandwells.co.uk)**

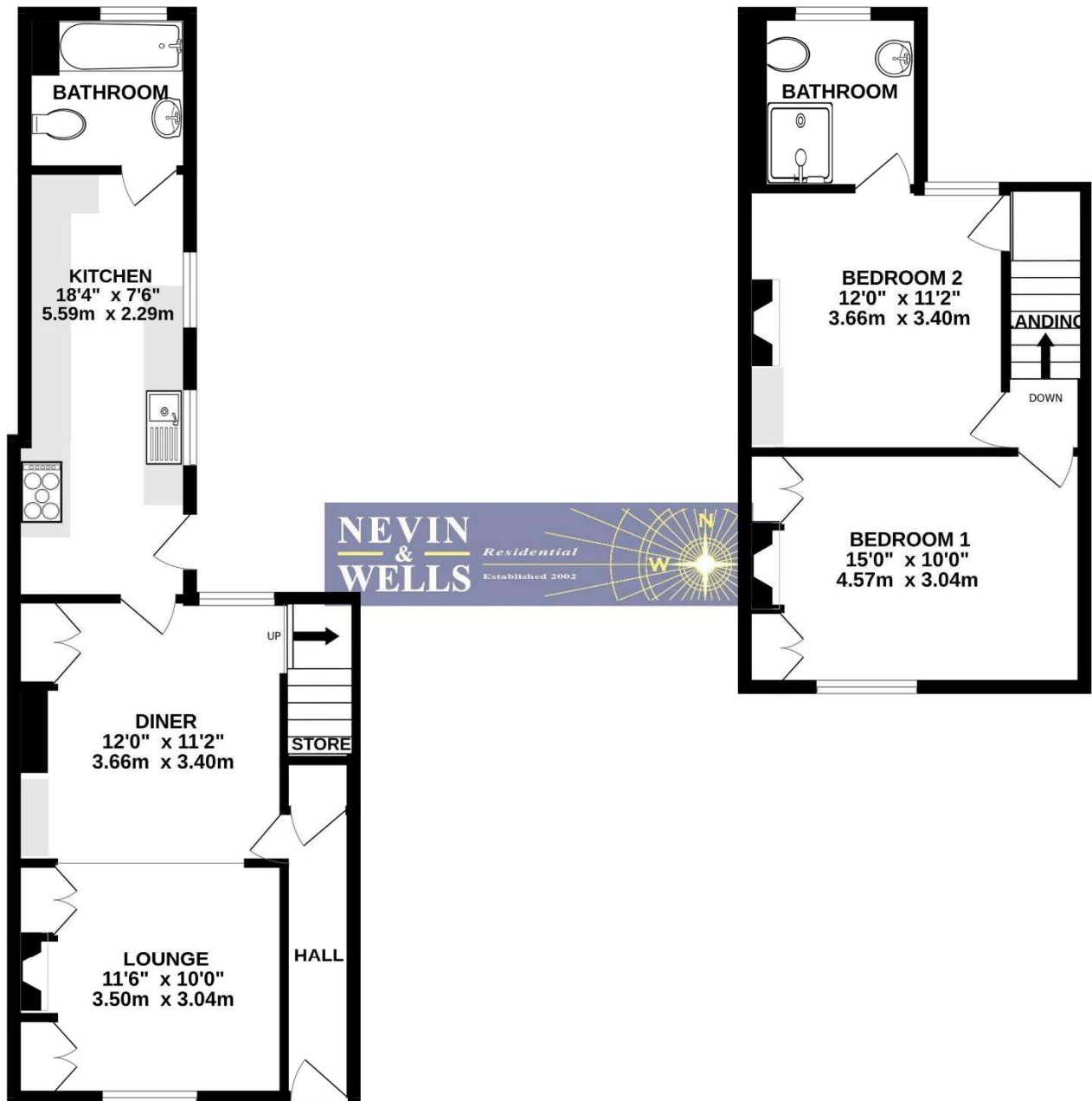


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**FLOORPLAN**

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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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**EPC**

100, Bond Street  
Englefield Green  
EGHAM  
TW20 0PX

Energy rating

D

Valid until

12 December 2028

Certificate number

9578-8924-7292-6418-9930

Property type	Semi-detached house
Total floor area	84 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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		