



**St Judes Road, Englefield Green, TW20 0BT**

**£365,000 F/H**



Built in 1822 is this charming character cottage situated in the heart of Englefield Green village, just yards from local shops, public transport facilities, Savill Gardens and Royal Holloway University of London. Accommodation comprises 19ft living/ dining room, kitchen, bathroom, two bedrooms, a private rear garden and off street parking for up to two vehicles. No onward chain.

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Main door to:

**OPEN PLAN LIVING  
AREA:**

Feature open fireplace, storage cupboard, radiator, front aspect double glazed window stairs to first floor, exposed wooden floorboards, under stairs storage cupboard, radiator, rear aspect double glazed window and door to: -

**KITCHEN:**

Comprising eye and base level units with rolled edge work surfaces, single sink unit with mixer tap and drainer, space for appliances, radiator, vinyl flooring, side aspect secondary glazed window and door to: -

**BATHROOM:**

White three piece suite comprising panel enclosed bath with shower over, low level WC, pedestal wash hand basin, extractor fan, part tiled walls, radiator. Side aspect opaque secondary glazed window and rear aspect opaque double glazed window.

**FIRST FLOOR  
LANDING:**

Rear aspect opaque double glazed window and doors to all rooms. Access to boarded loft

**BEDROOM ONE:**

Built in storage cupboards and shelving, original feature fireplace, radiator and front aspect double glazed window.

**BEDROOM TWO:**

Built in single wardrobe, radiator and rear aspect double glazed window.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 80ft.** South facing, well established flower, shrub and tree borders, lawn area, gated rear access.

**PARKING:**

Off street parking for up to 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](http://www.nevinandwells.co.uk)**

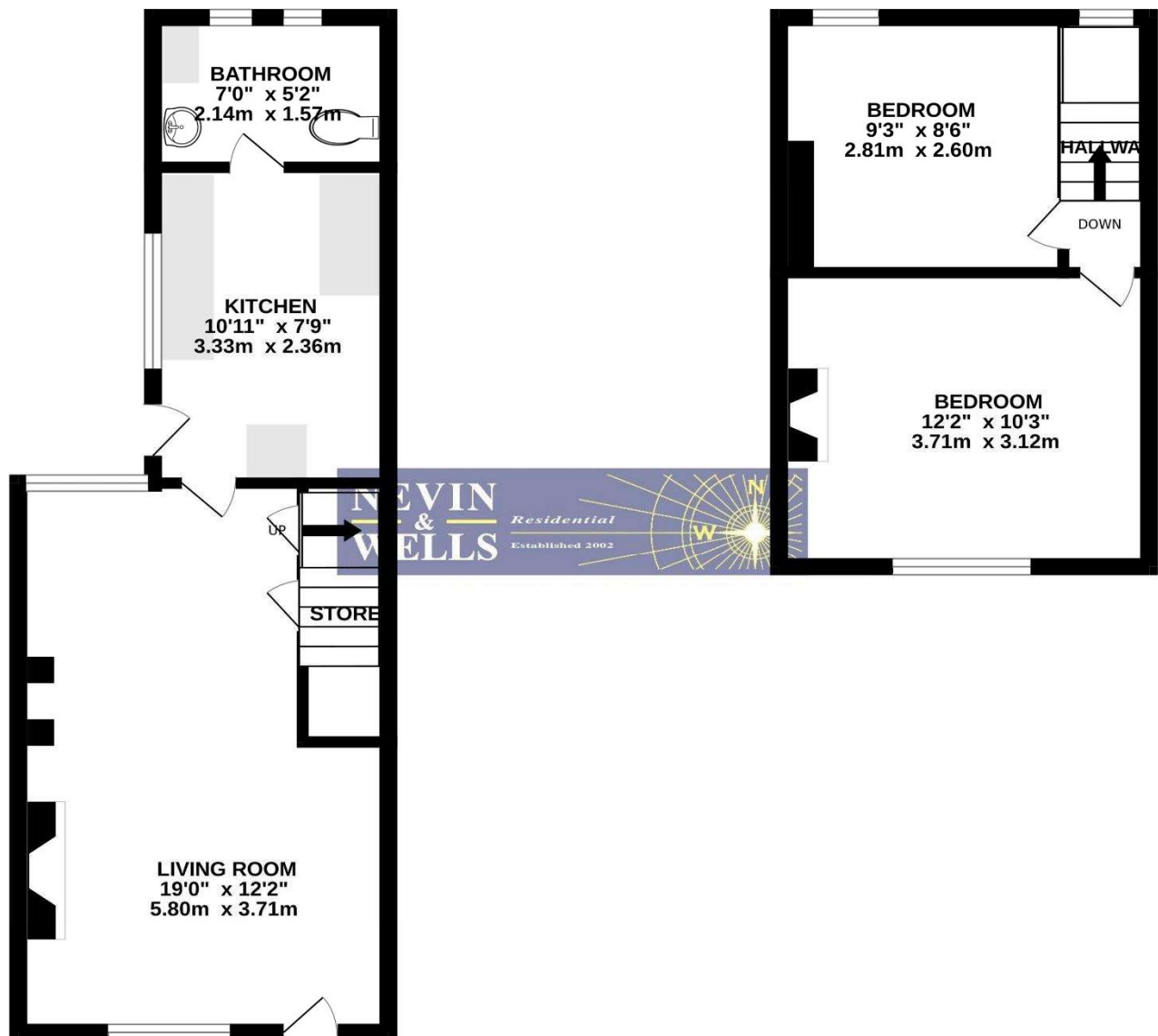


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**FLOORPLAN**

GROUND FLOOR  
349 sq.ft. (32.5 sq.m.) approx.

1ST FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 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

60, St. Judes Road Englefield Green EGHAM TW20 0BT		Energy rating <b>E</b>
Valid until <b>18 September 2027</b>	Certificate number <b>8504-3015-1429-8397-0133</b>	
Property type	Mid-terrace house	
Total floor area	56 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 E. 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		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		