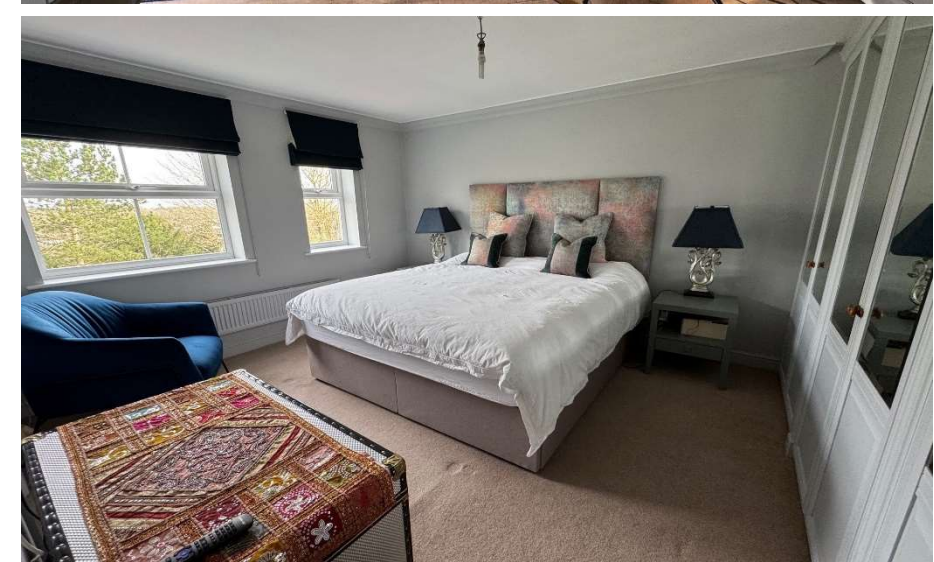


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Distinctive Homes

Established 2002



Danehurst Close, Egham, Surrey, TW20 9PX

£900,000 Freehold

Danehurst Close, Egham, Surrey, TW20 9PX

A stunning four bedroom detached home, built in1998, offering contemporary styling laid out over three floors. This versatile property also offers large lounge, newly fitted kitchen, study, utility room, three bathrooms, cloakroom and double integral garage. Egham station, local schools and Magna Square are all a ten minute walk away. Access to the Orbit Leisure Centre, Windsor Great Park and Runnymede National Trust is a few minutes drive.

<u>CANOPY PORCH:</u>	Courtesy light. Double glazed door into: -
<u>HALLWAY:</u>	Radiator, doors into garage and utility room. Double glazed window to side.
<u>CLOAKROOM:</u>	In white with low level WC, wash hand basin, extractor fan.
<u>UTILTY ROOM:</u>	Range of base and eye level units, space for appliances, sink unit, ceramic tiled floor. Double glazed window to front.
<u>FIRST FLOOR LANDING:</u>	Radiator, coved cornice ceiling. Double glazed window to front, with views over Egham and beyond.
<u>LOUNGE:</u>	Radiator, coved cornice ceiling, two ceiling roses, feature limestone fireplace. Double glazed bay window to front, with views over Egham and beyond.
<u>DINING AREA:</u>	Storage cupboard, coved cornice ceiling, Walnut effect flooring, under floor heating, glazed doors into lounge. Double glazed French doors onto rear patio. Double glazed sliding patio door to rear. Open plan into: -
<u>KITCHEN/FAMILY AREA:</u>	Newly installed range of two tone blue and white base and eye level units, marble worktops and splashback, concealed lighting, Walnut effect flooring with under floor heating, integral dishwasher and fridge/freezer, larder unit, Quooker hot tap over single sink. Built in Neff self-cleaning electric double oven and microwave/grill, five ring gas hob with extractor hood over. Stainless steel one and a half bowl sink unit with mixer tap over and insinkartor. Open plan into: -
<u>FAMILY AREA:</u>	Walnut effect flooring, under floor heating. Double glazed window to rear and double glazed sliding door onto garden. Vaulted ceiling with double glazed ceiling lantern.
<u>SECOND FLOOR LANDING:</u>	Hatch to loft space with folding ladder, airing cupboard housing hot water system.
<u>BEDROOM ONE:</u>	Radiator, coved cornice ceiling, built in wardrobes. Two double glazed windows to front with panoramic views over Egham and beyond. Door into: -

<u>EN-SUITE SHOWER ROOM:</u>	White suite comprising WC with concealed flush, wash hand basin set into vanity unit, tiled shower cubicle housing chrome mixer shower, chrome ladder radiator, ceramic tiled floor and walls. Frosted double glazed window to front.
<u>BEDROOM TWO:</u>	Radiator, built in wardrobes. Double glazed window to front with panoramic views over Egham and beyond.
<u>BEDROOM THREE:</u>	Radiator, built in wardrobes. Double glazed window to rear. Door into:
<u>EN SUITE SHOWER ROOM:</u>	In white with low level WC with concealed flush, wash hand basin set in vanity unit, glass shower cubicle housing chrome mixer shower, ceramic tiled floor, chrome ladder radiator. Frosted double glazed window to rear.
<u>BEDROOM FOUR:</u>	Radiator, built in wardrobes. Double glazed window to rear.
<u>SHOWER ROOM:</u>	In white with low level WC with concealed flush, wash hand basin set into vanity unit, glass shower cubicle housing mixer shower, ceramic tiled floor, chrome ladder radiator. Frosted double glazed window to rear.

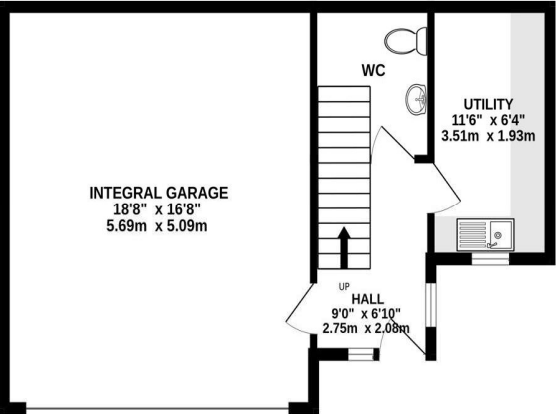
OUTSIDE

<u>REAR GARDEN:</u>	Thoughtfully landscaped and tiered garden, with inset dwarf brick wall, shrub beds, paved patio, outside tap, feature arch, courtesy light and side access gate.
<u>FRONT GARDEN:</u>	Mature inset shrubs and flower beds.
<u>DOUBLE GARAGE:</u>	Integral double width garage with light and power, storage and electric door. Approached via brick paved driveway with parking for three vehicles. Telsa electric car charger point.
<u>RESIDENTS GARDEN:</u>	There is a communal resident’s green used for annual barbeques etc.
<u>PRIVATE ROAD:</u>	Please note that Danehurst Close is a private road with a resident’s contribution of £500.00.
<u>COUNCIL TAX BAND:</u>	G – Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

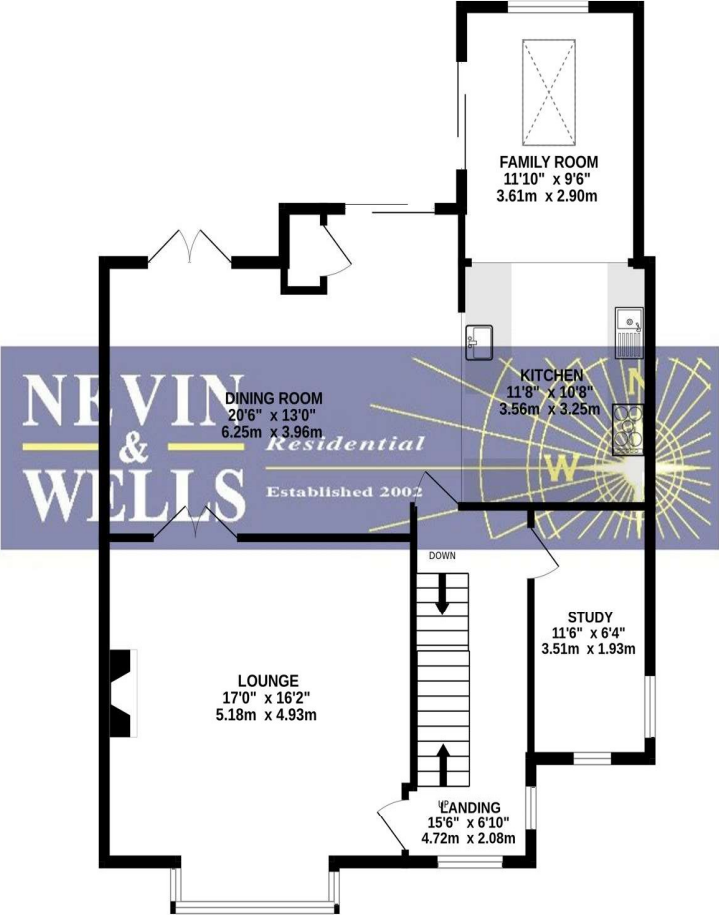
FLOORPLAN

EPC

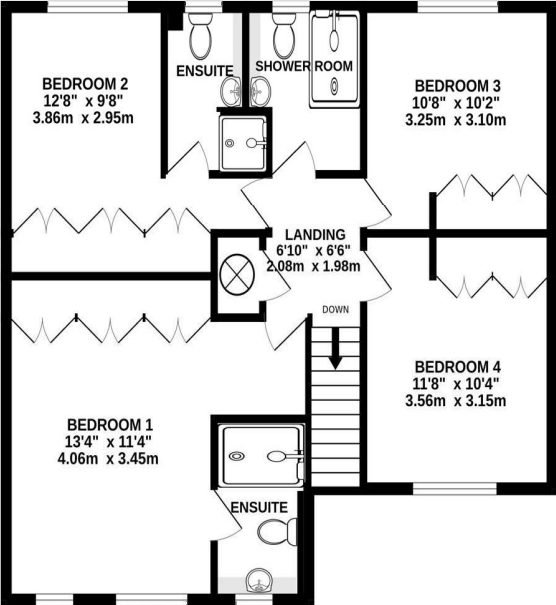
GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



2ND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 2151 sq.ft. (199.9 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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6 Danehurst Close EGHAM TW20 9PX		Energy rating C
Valid until 3 March 2032	Certificate number 2400-1077-0922-2103-3723	
Property type	Detached house	
Total floor area	206 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 C. 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	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

