



**Huntingfield Way, Egham, TW20 8DU**

**O.I.E.O £450,000 F/H**



A 1950's built three double bedroom family home, situated close to local schools and shops. This spacious property offers large lounge, stunning gloss white kitchen, luxury first floor shower room, conservatory, built-in wardrobes, double glazing and gas central heating. Externally there is a mature 56ft (17.07) garden and three car driveway. **NO ONWARD CHAIN.**

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Double glazed front door leading into:-

**LOUNGE:**

Radiator, coved cornice ceiling, Oak effect floor, stairs to first floor, chimney with electric fire. Double glazed window to front. Under stairs cupboard housing meters.

**KITCHEN:**

Extensive range of gloss white base and eye level units, integrated Smeg dishwasher and washing machine, built-in Bosch electric oven and microwave, built-in Bosch four ring Halogen hob, space for American fridge / freezer, polished granite work surfaces, four seater dining bar, ceramic tiled floor, radiator. Double glazed window to rear. Opening into:-

**CONSERVATORY:**

Radiator, ceramic tiled floor. Double glazed windows and French doors.

**LANDING:**

Doors into bathroom and bedrooms, hatch to loft.

**BEDROOM ONE:**

Radiator, hand-built wardrobes, Oak effect floor. Double glazed window to front.

**BEDROOM TWO:**

Radiator, Oak effect floor, coved cornice ceiling, built-in wardrobes, cupboard housing Worcester Bosch gas combi boiler. Double glazed window to rear.

**BEDROOM THREE:**

Radiator, built-in wardrobe, Oak effect flooring, display plinth. Double glazed window to front.

**SHOWER ROOM:**

Luxury white suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, large glass shower cubicle, chrome ladder radiator, ceramic tiled floor. Porcelain tiled walls. Frosted double glazed window to rear.

**OUTSIDE**

**REAR GARDEN:**

**17.07m (56ft)** Raised timber seating deck, paved patio, outside tap, timber summer house with light and power, various ornamental trees and shrubs. Side access.

**FRONT DRIVEWAY:**

Brick paved with parking for three cars.

**COUNCIL TAX BAND:**

D – Runnymede Borough Council

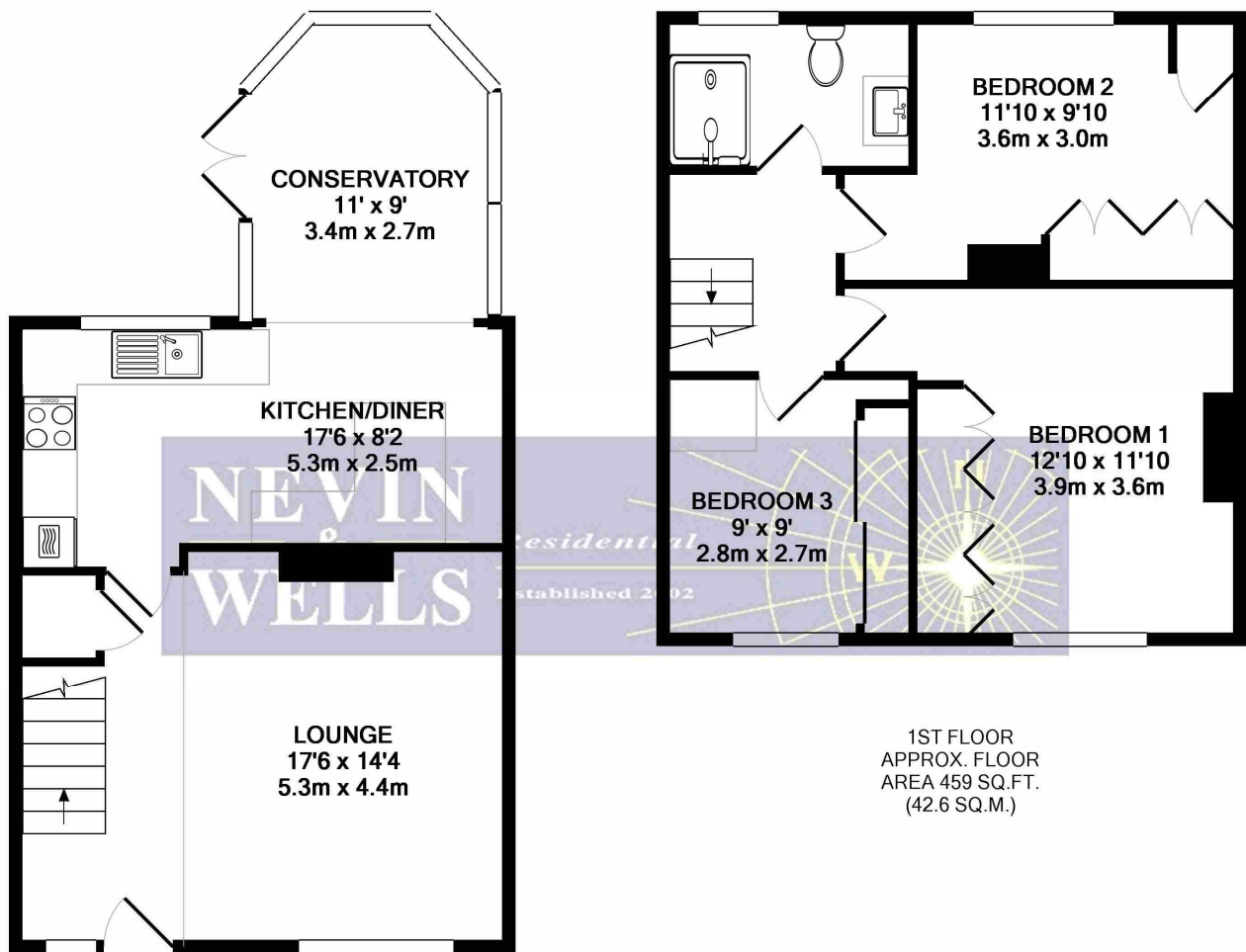


**VIEWINGS:**

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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FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 490 SQ.FT.  
(45.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.



## Huntingfield Way, Egham, Surrey, TW20 8DU

### EPC

|  |   |                           |
|--|---|---------------------------|
| 19 Huntingfield Way<br>EGHAM<br>TW20 8DU |   | Energy rating<br><b>D</b> |
| Valid until<br><b>16 September 2031</b>  | Certificate number<br><b>9336-3009-8201-0799-6200</b> |                           |

**Property type** Mid-terrace house

**Total floor area** 82 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

### Energy efficiency rating for this property

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 74   C    |
| 55-68 | <b>D</b>      | 55   D  |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60