



**Fircroft Road, Englefield Green, TW20 0TY**

**£650,000 F/H**



Situated within a private gated development is this modern four bedroom link-detached property built by Charles Church in 2006. Local shopping amenities, schools and Savill Gardens are all a short walk away. The well-presented accommodation comprises entrance hallway, modern fitted kitchen, 15ft lounge/dining room, downstairs WC, first floor family bathroom and two en-suite shower rooms. Further benefits include a private South East facing rear garden, allocated parking for two vehicles.

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Double glazed main door to:

<b><u>ENTRANCE HALLWAY:</u></b>	Stairs to first floor, coved ceiling, coir matting, Oak effect flooring and doors to all rooms.
<b><u>DOWNSTAIRS WC:</u></b>	Comprising low level WC, pedestal wash hand basin, radiator, tiled flooring and side aspect opaque double glazed window.
<b><u>FITTED KITCHEN:</u></b>	Comprising eye and base level units with granite work surfaces, one and half bowl drainer sink unit with mixer tap, fitted double oven, hob and extractor over, fitted dishwasher and space for other appliances, part tiled walls, tiled flooring and side aspect double glazed window.
<b><u>LOUNGE/DINING ROOM:</u></b>	Coved ceiling, Oak effect flooring, storage cupboard, front aspect double glazed window, radiator, rear aspect double glazed French doors to garden.
<b><u>LANDING:</u></b>	Radiator, front aspect double glazed window, fitted carpets and stairs to second floor.
<b><u>BEDROOM ONE:</u></b>	Built in wardrobes, radiator, fitted carpets, side aspect double glazed window and door to: -
<b><u>EN-SUITE SHOWER ROOM:</u></b>	Comprising separate shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, heated towel rails, vinyl flooring, front aspect opaque double glazed window.
<b><u>BEDROOM TWO:</u></b>	Radiator, fitted carpet and side aspect double glazed window.
<b><u>BEDROOM THREE/OFFICE:</u></b>	Radiator, fitted carpets, side aspect double glazed window and front aspect double glazed window.
<b><u>FAMILY BATHROOM:</u></b>	White three piece suite comprising panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail and tiled flooring.
<b><u>SECOND FLOOR LANDING:</u></b>	Front aspect double glazed window and door to:
<b><u>BEDROOM FOUR:</u></b>	Front and rear aspect double glazed windows, radiators, side aspect double glazed window, eaves storage and door to: -
<b><u>EN-SUITE SHOWER ROOM:</u></b>	Double shower cubicle with riser shower and tiled all round, concealed low level WC, vanity enclosed wash hand basin, eaves storage areas, tiled flooring and front aspect double glazed Velux window,

**OUTSIDE**

<b><u>PRIVATE REAR GARDEN:</u></b>	Patio area, lawn area, storage sheds, external tap, flower and shrub borders, gate to side and enclosed by panel fencing.
<b><u>ALLOCATED PARKING:</u></b>	Off street parking for two vehicles.
<b><u>ESTATE ANNUAL SERVICE CHARGE:</u></b>	To Be Confirmed.
<b><u>COUNCIL TAX BAND:</u></b>	E - Runnymede Borough Council
<b><u>VIEWINGS:</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>

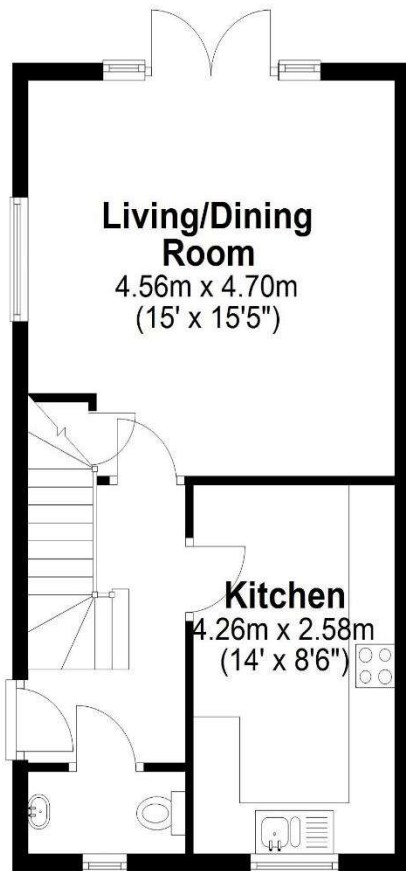


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FLOORPLAN

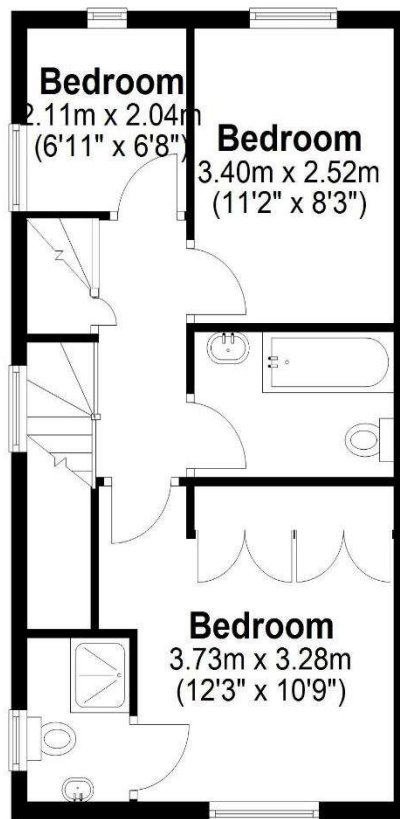
**Ground Floor**

Approx. 41.9 sq. metres (450.7 sq. feet)



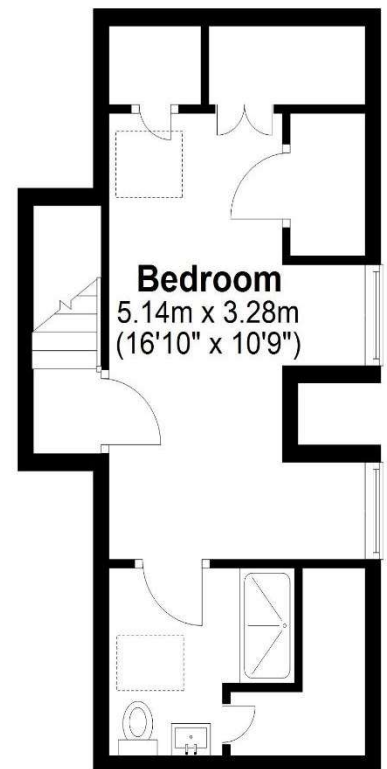
**First Floor**

Approx. 41.7 sq. metres (449.2 sq. feet)



**Second Floor**

Approx. 29.2 sq. metres (313.9 sq. feet)



Total area: approx. 112.8 sq. metres (1213.7 sq. feet)

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



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## EPC

4 Fircroft Road Englefield Green EGHAM TW20 0TY		Energy rating <b>C</b>
Valid until <b>9 October 2034</b>	Certificate number <b>0711-3942-7200-4284-7200</b>	

Property type Detached house

Total floor area 115 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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