

**Ambleside Way, Egham, Surrey, TW20 8JN**

**£650,000 F/H**



Situated on the popular Sherwood Gardens development and built Messrs Crest Homes is this four bedroom detached residence, which also has the huge benefit of three receptions, downstairs cloakroom, en-suite shower, garage and parking for three vehicles. The property itself is situated within a quiet spur of only three properties, located within a twenty minute walk of Egham High Street, mainline station and Magna Square with Everyman Cinema and Waitrose. Being sold with **No onward Chain**.

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Overhead tiled canopy porch and hardwood front door leading into: -

**ENTRANCE HALL:**

Stairs to first floor with cupboard below, radiator, doors to lounge and kitchen. Door into: -

**DOWNSTAIRS  
CLOAKROOM:**

Low level WC, corner wash hand basin with mixer tap and cupboard below, part tiled walls, radiator and leaded light window to front.

**LOUNGE:**

Coved ceiling, two radiators, leaded light window to front and double doors into: -

**DINING ROOM:**

Radiator, coved ceiling, external door to rear garden and door into: -

**KITCHEN:**

Eye and base level units with rolled edge work surfaces, fitted Bosch stainless steel oven, four ring gas hob with extractor over, space for fridge/freezer, tiled flooring, part tiled walls, window to rear and double arch into: -

**FAMILY ROOM:**

Radiator and external door onto rear garden.

**LANDING:**

Hatch to loft , window to side and door to: -

**BEDROOM ONE:**

Radiator, leaded light window to front and arch to: -

**EN-SUITE SHOWER  
ROOM:**

Sink unit inset with mixer tap and cupboard below, part tiled walls, Opaque window to side, separate shower cubicle with fully tiled walls, sliding door and wall mounted shower unit.

**BEDROOM TWO:**

Radiator, and window to rear.

**BEDROOM THREE:**

Radiator and leaded light window to front.

**BEDROOM FOUR:**

Radiator and window to rear.

**BATHROOM:**

Panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer, part tiled walls, fully tiled floor, radiator and Opaque window to side.

**OUTSIDE**

**REAR GARDEN:**

**40ft X 36ft** Mainly laid to lawn with raised borders, outside tap, side access gate and fully enclosed by fencing.

**FRONT:**

Lawned area

**PARKING:**

For three vehicles leading to: -

**GARAGE:**

Attached single built with light and power approached via metal up and over door.

**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)**



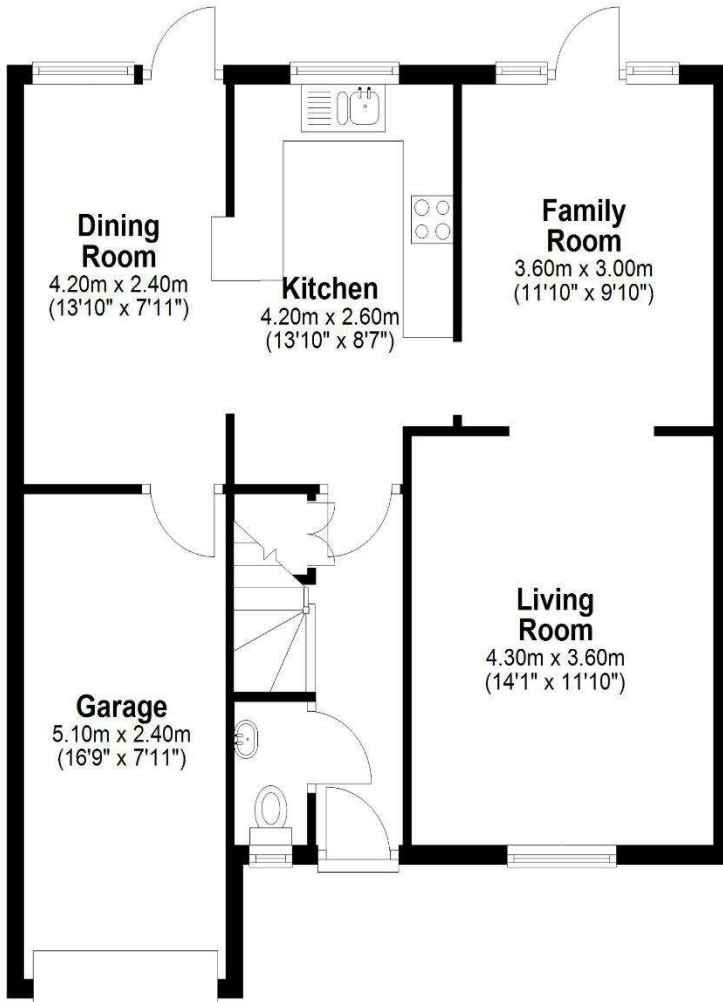


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FLOORPLAN

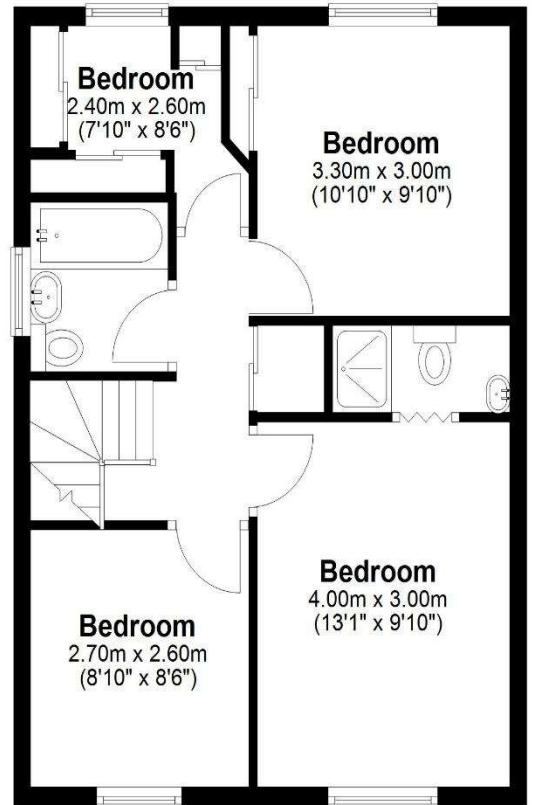
**Ground Floor**

Approx. 69.0 sq. metres (742.5 sq. feet)



**First Floor**

Approx. 45.6 sq. metres (490.6 sq. feet)



Total area: approx. 114.6 sq. metres (1233.1 sq. feet)

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

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EPC

|  |   |                           |
|--|---|---------------------------|
| 17, Ambleside Way<br>EGHAM<br>TW20 8JN |   | Energy rating<br><b>D</b> |
| Valid until<br><b>17 July 2026</b>     | Certificate number<br><b>8996-6726-9010-3755-3996</b> |                           |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 116 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 C.  
[See how to improve this property's energy efficiency](#).

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 80 C      |
| 55-68 | <b>D</b>      | 56 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 rating.