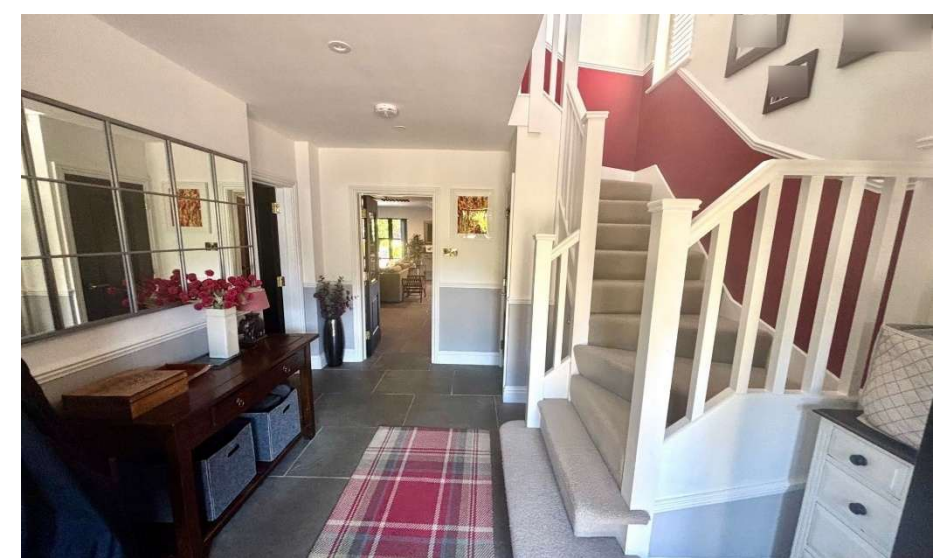


NEVIN
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WELLS

Distinctive Homes

Established 2002



Vicarage Avenue, Egham, Surrey, TW20 8NW

£1,200,000 Freehold

Vicarage Avenue, Egham, Surrey, TW20 8NW

A masterpiece of modern elegance in Egham. Nestled in this highly sought after cul-de-sac is this exquisitely designed detached residence offering a blend of contemporary sophistication and timeless charm, thoughtfully constructed with bespoke craftsmanship, this home boasts spacious interiors, high end finishes and a balance of natural light. Egham Orbit, mainline train station and Magna Square are all within a short walk.

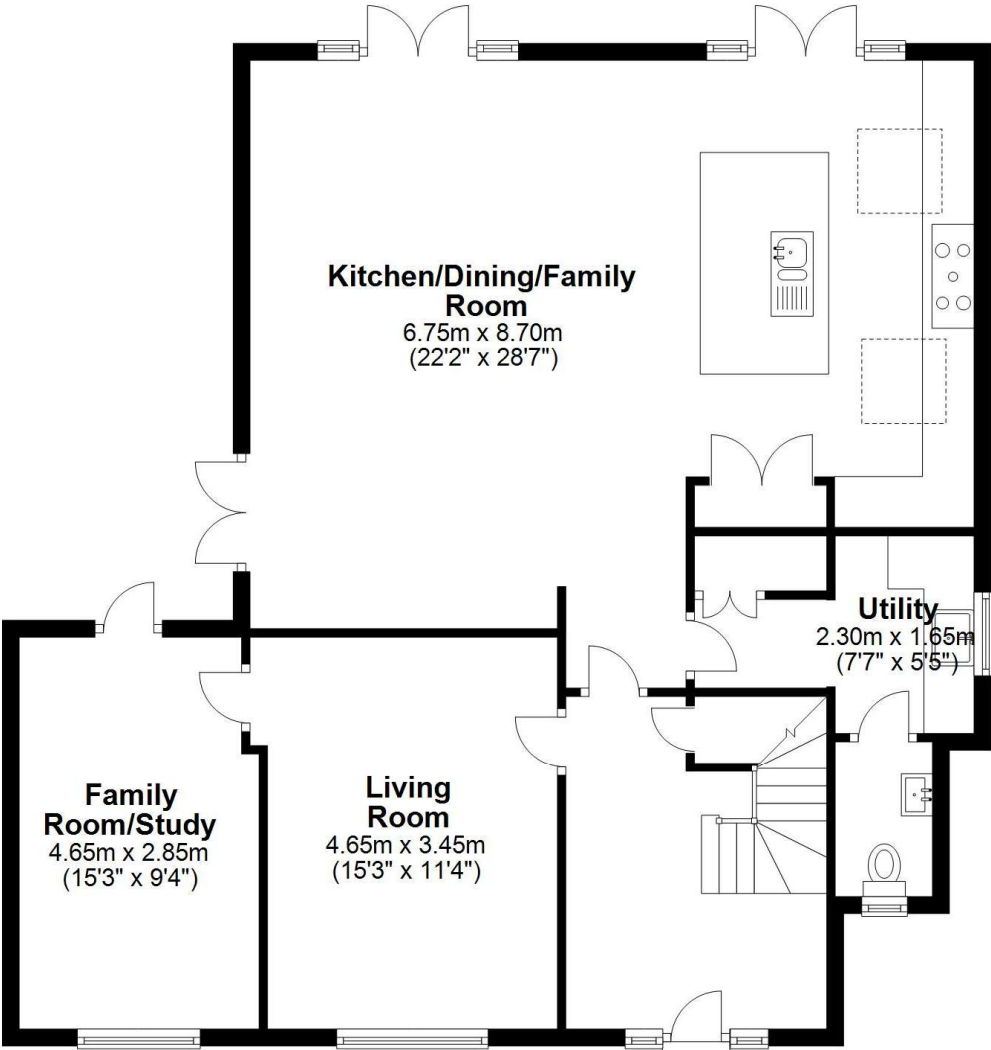
	Main entrance door to:
<u>ENTRANCE VESTIBULE:</u>	Stairs to first floor, hand rail and balustrading dado rail, under stairs storage, tiled flooring, front aspect windows and doors to all rooms.
<u>LIVING ROOM:</u>	Vertical radiator, fitted carpet, bespoke shutter blinds front aspect double glazed window and door to:
<u>FAMILY ROOM/STUDY:</u>	Fitted carpet, radiator, front aspect double glazed window, bespoke shutter blinds and double glazed door to covered courtyard area housing space for hot tub.
<u>UTILITY ROOM:</u>	Vertical radiator, storage cupboards housing Megaflow system, tiled flooring, butler sink with mixer tap, space for appliances, fully tiled walls, base level units with granite effect worktops, wall mounted boiler, side aspect opaque double glazed window, tiled flooring and door to:
<u>DOWNSTAIRS WC:</u>	Low level WC, vanity enclosed wash hand basin, part tiled walls, heated radiators and towel rail, tiled flooring and front aspect double glazed window.
<u>OPEN PLAN FAMILY/KITCHEN/DINING AREA:</u>	<u>Kitchen/Dining Area-</u> high end specification fitted wall and base cupboards with granite work surfaces, double sink unit with Quooker mixer tap for instant hot water and insinkerator, space and plumbing for American fridge/freezer, fitted microwave oven, space for range cooker, fitted dishwasher, breakfast/dining station, double glazed vaulted Velux windows, under floor heating, part tiled walls, tiled flooring, rear aspect double glazed French Doors onto garden and open plan to: <u>Living/Dining Area-</u> under floor heating, side aspect double glazed doors to courtyard area, tiled flooring and rear aspect double glazed French Doors to garden.
<u>FIRST FLOOR LANDING:</u>	Beautiful front aspect double glazed gable window and double glazed window below, space for desk/chair, dado rail, hand rail and balustrading, side aspect double glazed window with bespoke shutter blinds, fitted carpet, radiator and door to all rooms.

<u>PRINCIPLE BEDROOM:</u>	Radiator, fitted carpet, rear aspect double glazed window with bespoke shutter blinds and doors to en-suite shower room and
<u>DRESSING ROOM:</u>	Built in fitted wardrobes with mirrors, radiator, fitted carpet and rear aspect double glazed window with bespoke shutter blinds.
<u>LUXURY EN-SUITE SHOWER ROOM:</u>	Comprising separate double shower cubicle with riser shower, LED mood lighting, vanity enclosed wash hand basin, low level WC, heated towel rail, fully tiled walls, tiled flooring and side aspect opaque double glazed window.
<u>BEDROOM:</u>	Radiator, fitted carpet, built in wardrobes and side aspect double glazed window.
<u>BEDROOM:</u>	Front aspect double glazed window with bespoke shutter blinds, fitted wardrobes, radiator, fitted carpet.
<u>BEDROOM:</u>	Radiator, fitted carpets, front aspect double glazed window with bespoke shutter blinds. and solid oak door to:
<u>LUXURY FAMILY BATHROOM SUITE:</u>	Four piece suite comprising separate double shower cubicle and riser shower, panel enclosed bath, low level W.C, vanity enclosed wash hand basin, heated towel rail, fully tiled walls and tiled flooring and side aspect opaque double glazed window.
<u>OUTSIDE</u>	
<u>REAR GARDEN:</u>	Patio area’s, artificial lawn area, well established flower and shrub borders, infinity fishpond with mature flower and shrub areas surrounding, external lighting, timber pergola, side access foot path to front, enclosed by panel fencing and pathway to: -
<u>GARDEN ROOM/HOME OFFICE:</u>	Fully fitted out for home office usage, broadband connections, air conditioning/warm air installed system, laminate wood effect flooring, front aspect double glazed window and side aspect French doors onto garden.
<u>SIDE COURTYARD GARDEN AREA</u>	External lighting and power, space for hot tub, tiled flooring, timber storage shed, gated access to driveway, white pergola and enclosed by panel fencing.
<u>OWN DRIVEWAY:</u>	Marshalls block paved driveway providing off street parking for up to six vehicles and enclosed by brick walling and panel fencing.
<u>DEATCHED GARAGE:</u>	Operational door opening function from inside the main residence, loft storage area, power and lighting and side aspect double glazed door to driveway.
<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

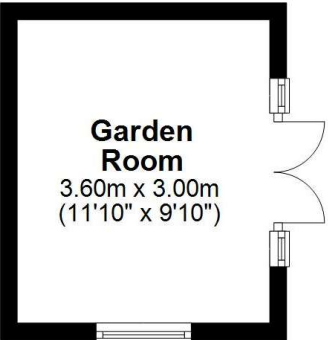
Ground Floor

Approx. 108.3 sq. metres (1165.2 sq. feet)



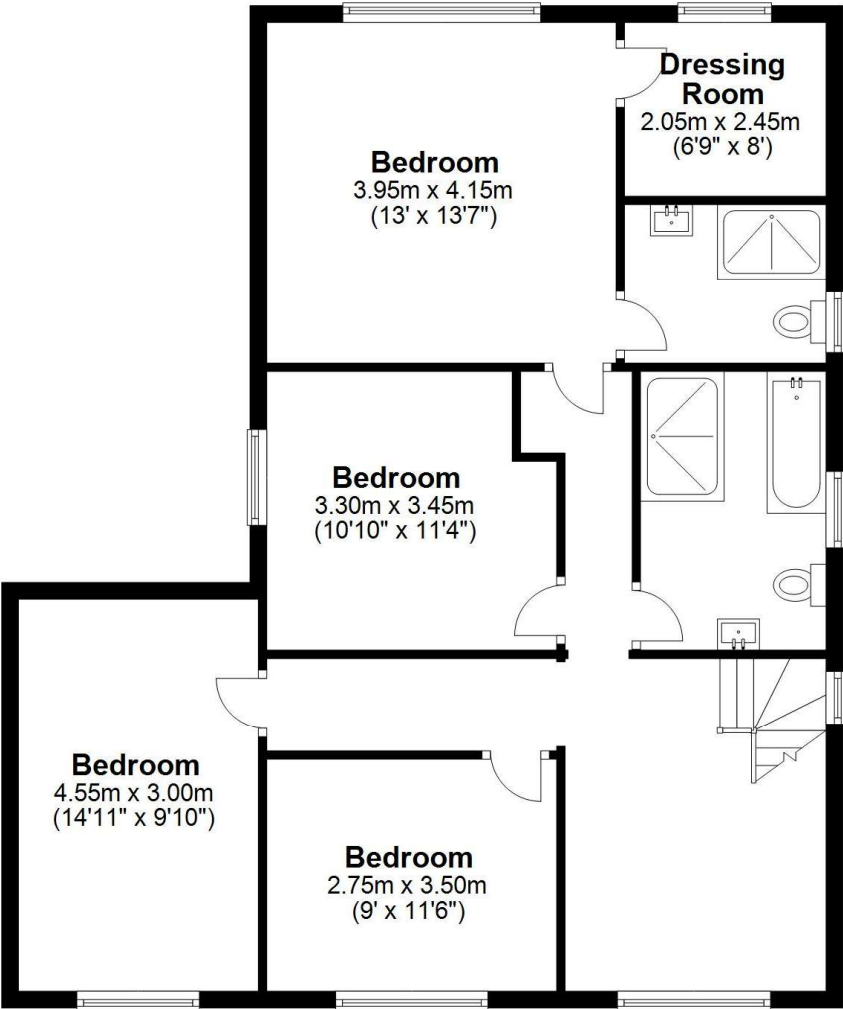
Garden Room

Approx. 10.8 sq. metres (116.2 sq. feet)



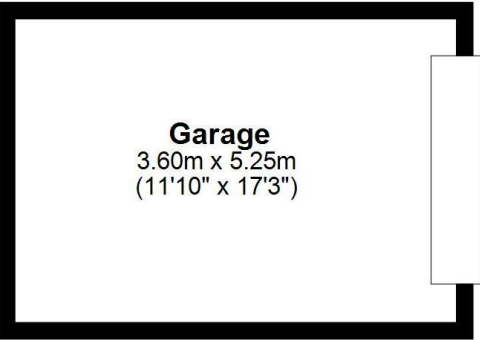
First Floor

Approx. 90.4 sq. metres (972.8 sq. feet)



Garage

Approx. 18.9 sq. metres (203.4 sq. feet)



Total area: approx. 228.3 sq. metres (2457.8 sq. feet)

EPC

18 Vicarage Avenue EGHAM TW20 8NW		Energy rating C
Valid until 12 May 2035	Certificate number 2651-1131-1875-0617-7119	

Property type	Detached house
Total floor area	188 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		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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

