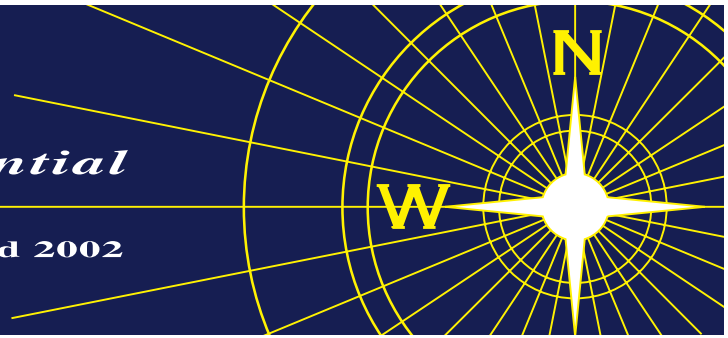




Maintained to an exceptional standard, a spacious three bedroom family home, situated in a quiet cul-de-sac. This detached property offers spacious lounge / diner, conservatory, modern kitchen and bathroom, downstairs cloakroom, utility room, garage via two car driveway and landscaped rear garden. Access to a recreation park and shop is a ten minute walk away. Egham mainline station and local schools are within a one mile radius.

Boscombe Close, Egham, Surrey, TW20 8LX

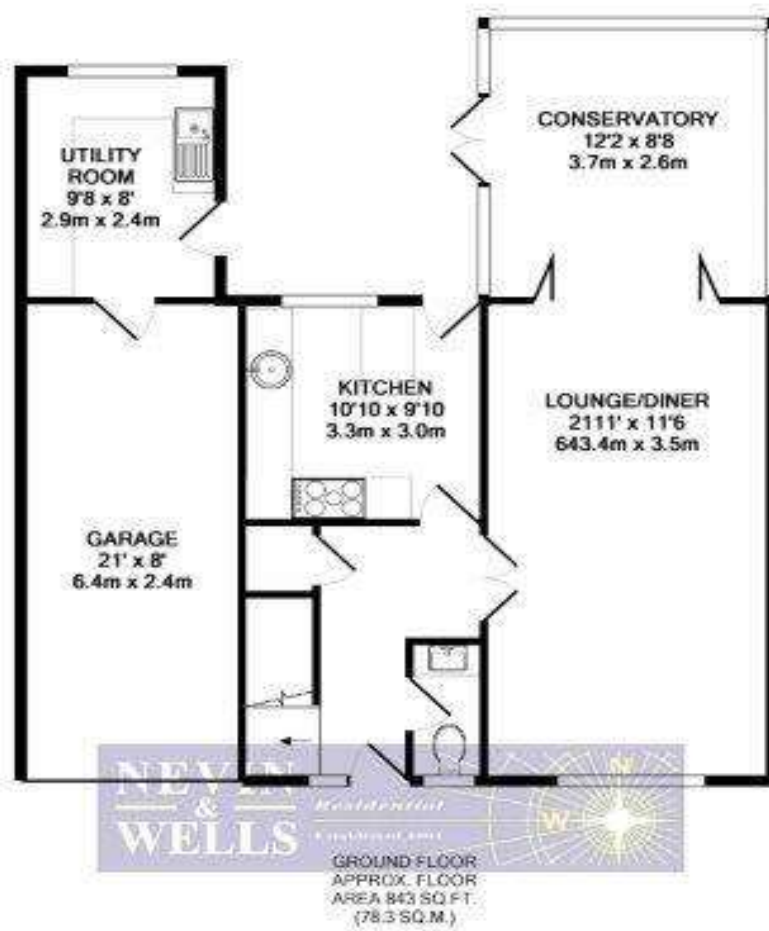
<u>CANOPY PORCH:</u>	Courtesy light under. Double glazed front door into:-
<u>W.C:</u>	In white with low level W.C, radiator, wash hand basin. Double glazed window to front.
<u>ENTRANCE HALLWAY:</u>	3.29m x 2.29m (10'10" x 7'6") Radiator, under stairs cupboard housing fuse board, stairs to first floor. Glazed doors into:-
<u>LOUNGE / DINING ROOM:</u>	6.39m x 3.49m (21' x 11'6") Two radiators, coved cornice ceiling. Double glazed window to front. Bi-fold doors into:-
<u>CONSERVATORY:</u>	3.73m x 2.63m (12'2" x 8'8") Radiator, engineered oak floor, ceiling ran. Double glazed windows and French doors.
<u>KITCHEN:</u>	3.29m x 3.0m (10'10" x 9'10") Range of birch effect base and eye level units, laminate work surfaces, space for dishwasher, fridge and cooker, part tiled walls, stainless steel extractor hood, radiator, breakfast bar. Circular stainless steel sink with chrome mixer tap. Double glazed window and door to rear.
<u>LANDING:</u>	3.14m x 1.77m (10'4" x 5'10") Hatch to loft space.
<u>BEDROOM ONE:</u>	4.14m x 3.35m (13'6" x 11') Radiator, coved cornice ceiling, built-in wardrobe. Double glazed window to front.
<u>BEDROOM TWO:</u>	3.53m x 3.0m (11'8" x 9'10") Radiator, coved cornice ceiling. Built-in sliding door wardrobe. Double glazed window to rear.
<u>BEDROOM THREE:</u>	3.29m x 2.06m (10'10" x 6'10") Radiator, coved cornice ceiling. Built-in sliding door wardrobe. Double glazed window to rear.
<u>BATHROOM:</u>	2.36m x 1.89m (7'10" x 6'2") In white with low level W.C, pedestal wash hand basin, corner bath with chrome mixer tap, ladder radiator, storage cupboard, tiled shower cubicle housing electric mixer shower, fully tiled walls, extractor fan. Frosted double glazed window to front.
<u>UTILITY ROOM:</u>	2.96m x 2.46m (9'8" x 8') Base and eye level storage, wall mounted Glow Worm gas boiler, space for washing machine and fridge. Double glazed window and door.

OUTSIDE

<u>GARAGE:</u>	6.42m x 2.40m (21' x 8') Attached brick built garage with light and power. Metal up and over door, private two car driveway.
<u>REAR GARDEN:</u>	12.19m (40ft). Paved patio with pergola over, lawn area, outside tap, base for shed. Various trees and shrubs.
<u>FRONT GARDEN:</u>	Rockery and shrubs.
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

Boscombe Close, Egham, Surrey, TW20 8LX

FLOOR PLAN



1ST FLOOR
APPROX. FLOOR
AREA 434 SQ.F.T.
(40.3 SQ.M.)

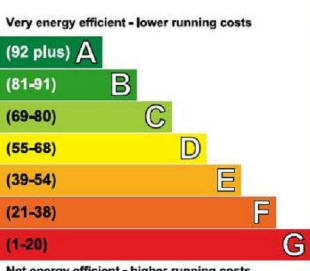
TOTAL APPROX. FLOOR AREA 1277 SQ.F.T. (118.6 SQ.M.)

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.

Boscombe Close, Egham, Surrey, TW20 8LX

EPC

Energy Performance Certificate		HM Government	
4, Boscombe Close, EGHAM, TW20 8LX			
Dwelling type:	Detached house	Reference number:	2828-0058-7214-4646-1900
Date of assessment:	22 April 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	02 May 2016	Total floor area:	111 m ²
Use this document to:			
• Compare current ratings of properties to see which properties are more energy efficient • Find out how you can save energy and money by installing improvement measures			
Estimated energy costs of dwelling for 3 years:			£ 4,455
Over 3 years you could save			£ 2,109
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 201 over 3 years	
Heating	£ 3,573 over 3 years	£ 1,860 over 3 years	
Hot Water	£ 477 over 3 years	£ 285 over 3 years	
Totals	£ 4,455	£ 2,346	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
	Current	Potential	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1 Increase loft insulation to 270 mm	£100 - £350	£ 486	
2 Cavity wall insulation	£500 - £1,500	£ 1,068	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 210	
See page 3 for a full list of recommendations for this property.			
To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.			