



Situated on a large plot with mature 174ft (53.04m) rear garden, a fantastic three bedroom semi-detached property with parking to front for four cars. This superb home offers teal blue kitchen, luxury white shower room, downstairs cloakroom, spacious lounge/diner, landscaped garden, large utility room and double glazing. Egham mainline station and high street shops are within a ten minute walk and Royal Holloway University of London is within a quarter mile radius.

Spring Rise, Egham, Surrey, TW20 9PP

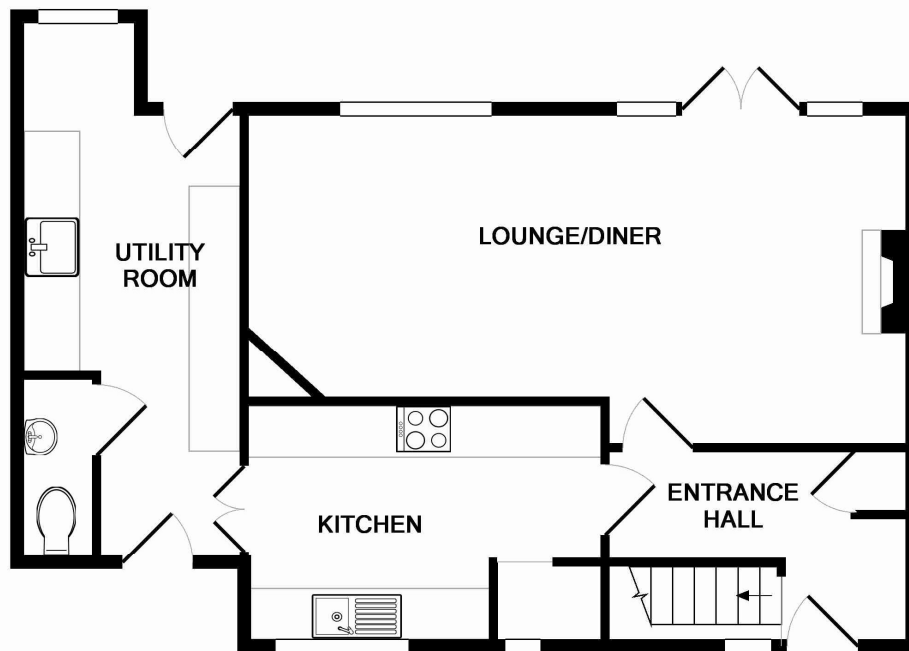
<u>CANOPY PORCH:</u>	Part glazed hardwood front door under, leading into:-
<u>ENTRANCE HALL:</u>	3.15m x 1.98m (10'4" x 6'6") Cupboard with meters and fuse board, laminate floor, stairs to first floor. Double glazed window to front.
<u>KITCHEN:</u>	4.11m x 2.59m (13' x 8'6") Range of teal blue base and eye level units, laminate work tops, concealed lighting, part tiled walls, laminate flooring, space for dishwasher, space for fridge freezer, built in stainless steel electric double oven and four ring electric Halogen hob, wall mounted electric convector heater, under stairs storage cupboard with double glazed window, stainless steel sink unit with chrome mixer tap. Double glazed window to front and double internal doors into:-
<u>UTILITY ROOM:</u>	15.74m x 2.49m (8'10" x 8'2") Space for washing machine, space for tumble dryer, storage cupboards, ceramic tiled floor, part tiled walls, space for fridge/freezer, Butler sink. Double glazed window to rear, stable door into rear garden, door to front access.
<u>CLOAKROOM:</u>	2.03m x 0.81m (6'8" x 2'8") In white with low level W.C, wash hand basin and ceramic tiled floor.
<u>LOUNGE/ DINER:</u>	7.21m x 3.66m < 3.05m (23'8" x 12' < 10') Dado rail, feature fireplace housing real flame gas fire. Double glazed window to rear, double glazed door into rear garden.
<u>LANDING:</u>	2.59m x 1.93m (8'6" x 6'4") Wall mounted gas convector heater, hatch to loft space with folding ladder and light, airing cupboard housing hot water cylinder. Double glazed window to front.
<u>BEDROOM ONE:</u>	3.45m x 3.35m (11'4" x 11' maximum) Dado rail, built-in six door wardrobe unit. Double glazed window to rear.
<u>BEDROOM TWO:</u>	3.35m x 3.10m (11' x 10'2" maximum) Wall mounted gas convector heater, dado rail, built-in four door wardrobe unit. Double glazed window to rear.
<u>BEDROOM THREE:</u>	2.74m x 2.34m (9' x 7'8" maximum) Dado rail, storage plinth. Double glazed window to front.
<u>SHOWER ROOM:</u>	2.59m x 1.68m (8'6" x 5'6") Luxury white suite comprising low level W.C, wash hand basin set into vanity unit, fully tiled walls, storage cupboard, shower cubicle with glass door housing mixer shower, tiled storage shelf. Frosted double glazed window to side.

OUTSIDE

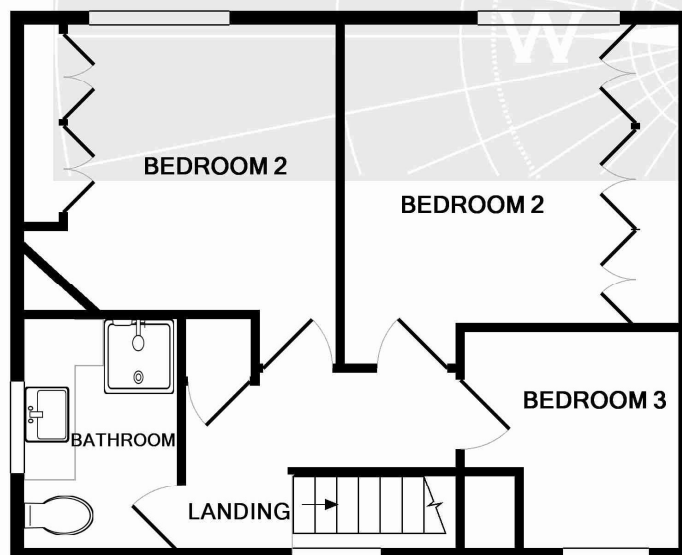
<u>DRIVEWAY:</u>	Brick paved drive to front with parking space for four cars.
<u>GARDEN:</u>	53.04m (17"4') Extensive lawn area, small timber shed, base for large timber shed, raised stone patio with sleepers inset, outside tap, external power point and courtesy lighting. Totally secluded to rear.
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

Spring Rise, Egham, Surrey, TW20 9PP

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1053 SQ.FT. (97.9 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.

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EPC

Energy Performance Certificate			
37, Spring Rise, EGHAM, TW20 9PP		Dwelling type: Semi-detached house Date of assessment: 23 February 2010 Date of certificate: 23 February 2010 Reference number: 2178-9084-6272-7330-0960 Type of assessment: RdSAP, existing dwelling Total floor area: 95 m ²	
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO ₂) emissions.			
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO₂ emissions	
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO₂ emissions	
	14	25	32 41
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.			
The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.			
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	562 kWh/m ² per year	451 kWh/m ² per year	
Carbon dioxide emissions	8.3 tonnes per year	6.6 tonnes per year	
Lighting	£110 per year	£55 per year	
Heating	£1,785 per year	£1,416 per year	
Hot water	£218 per year	£218 per year	
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.			
To see how this home can achieve its potential rating please see the recommended measures.			
			
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.			
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.			