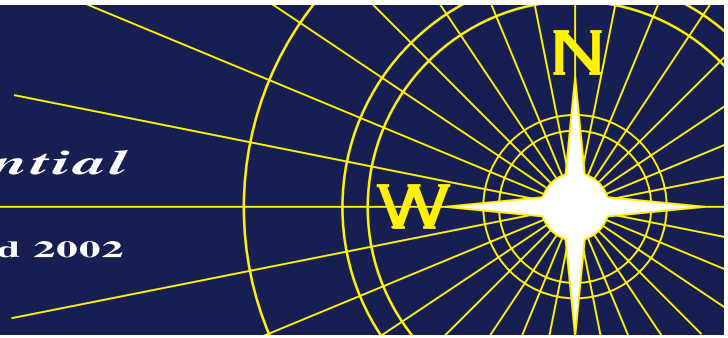


NEVIN & WELLS

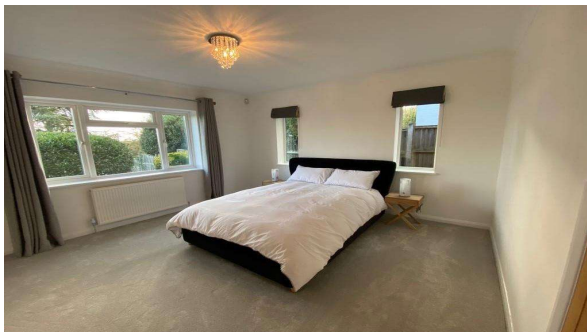
Residential

Established 2002



Mount Lee, Egham, Surrey, TW20 9PD

£675,000 F/H



A beautifully presented four-bedroom detached bungalow, located in a cul de sac, minutes from Egham High Street amenities and mainline train station. The well proportioned accommodation comprises a large 10m x 3m entrance hallway, en-suite shower room and family bathroom, 6m metre lounge, modern kitchen/breakfast room, dining room, private rear garden and 80ft (24.38m) tiered front garden with large patio and panoramic views across Egham and beyond. Also offering double glazing, alarm, gas central heating and two car parking with electric vehicle charging point.

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Oversized Oak composite front door to:

**LARGE
ENTRANCE
HALLWAY:**

9.93m x 2.42m (33' x 8') Rear aspect French doors to garden, rear aspect double glazed window, radiator, solid oak flooring and oak doors to all rooms.

**MASTER
BEDROOM:**

4.27m x 4.15m (14' x 13'6) Coved cornice ceiling, radiator, newly fitted carpet, side aspect double glazed windows, front aspect double glazed window and solid oak door to:

**EN-SUITE
SHOWER ROOM:**

Comprising separate shower cubicle with riser shower and attachment and tiled all round, low level W.C, vanity enclosed wash hand basin, heated towel rail, tiled flooring and extractor fan.

BEDROOM TWO:

4.23m x 3.55m (14' x 11') Coved cornice ceiling, radiator, newly fitted carpet, side aspect double glazed windows and front aspect double glazed window with magnificent views across Egham and beyond.

**BEDROOM
FOUR/STUDY:**

4.22m x 1.74m (14' x 6') Coved cornice ceiling, radiator, solid oak flooring and side aspect double glazed window.

SHOWER ROOM:

Comprising separate double corner shower unit with power shower and tiled all round, pedestal wash hand basin, low level W.C, heater towel rail, access to loft, airing/storage cupboard, extractor fan, part tiled walls, tiled flooring and side aspect opaque double glazed window.

**BEDROOM
THREE:**

4.24m x 3.75m (14' x 12') Coved cornice ceiling, radiator, newly fitted carpet and side aspect double glazed window.

**KITCHEN/
BREAKFAST
ROOM:**

4.25m x 3.61m (14' x 12') Comprising eye and base level units with square edge work surfaces, one and half bowl drainer unit with mixer tap, stainless steel overhead extractor fan, space for appliances, coved cornice ceiling, part tiled walls, tiled flooring, vertical radiator, side aspect double glazed window and side aspect double glazed door to side entrance.

LOUNGE:

6.06m x 4.24m (20' x 14') Log burning stove with oak mantle and granite hearth, radiator, solid oak flooring, side aspect double glazed windows and rear aspect double glazed bay window.

**DINING ROOM/
BEDROOM FIVE:**

Radiator, fitted carpet, side aspect double glazed windows and rear aspect double glazed bay window.

OUTSIDE

REAR GARDEN:

Approximately 70ft x 40ft. Lawn area, stone area, well established flower, shrub and tree borders, side access gate, enclosed by panel fencing and side access either side to front, timber shed to side.

FRONT GARDEN:

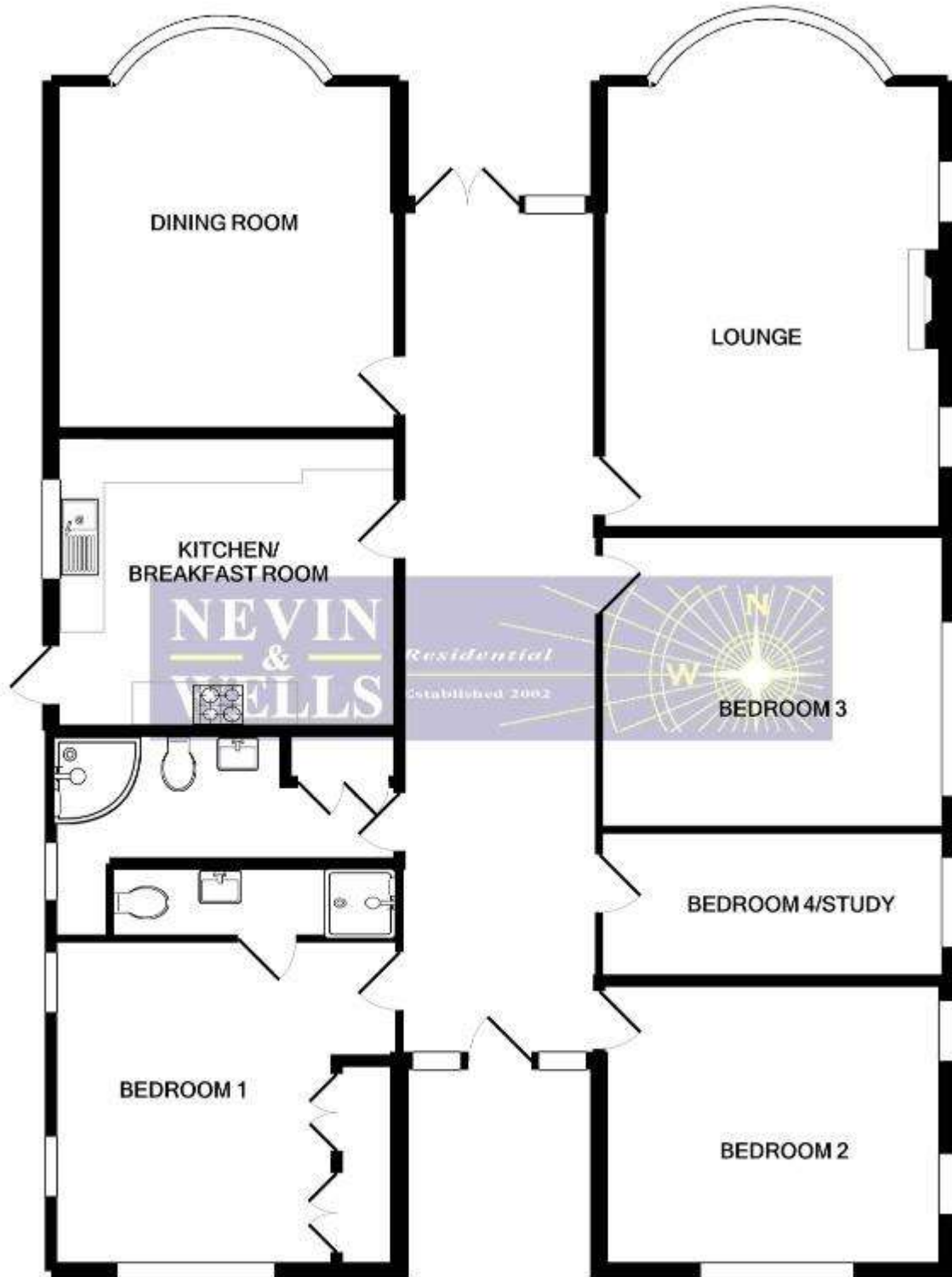
Approximately 80ft (tiered) Separate lawn areas, well established flower, shrub and tree borders, external lighting, Indian sandstone patio area, rockery, enclosed by retaining brick walling and timber fencing and Indian sandstone pathway to main entrance.

PARKING:

Brick paved driveway providing off street parking for two vehicles.

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FLOOR PLAN



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

10, Mount Lee EGHAM TW20 9PD	Energy rating D
Valid until 14 January 2028	Certificate number 0854-2852-7392-9798-3485

Property type

Detached bungalow

Total floor area

156 square metres

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).