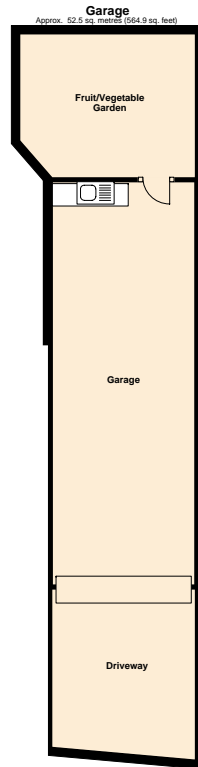
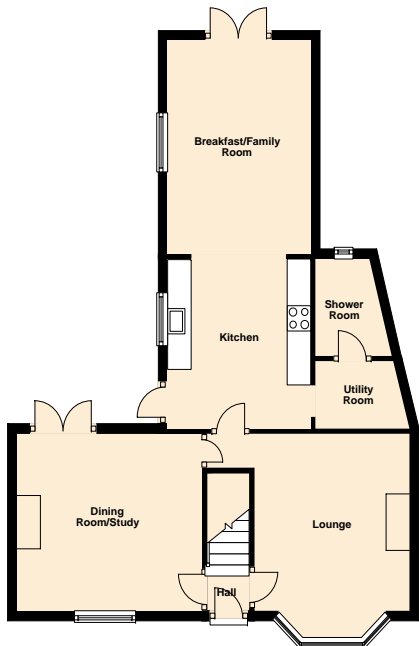




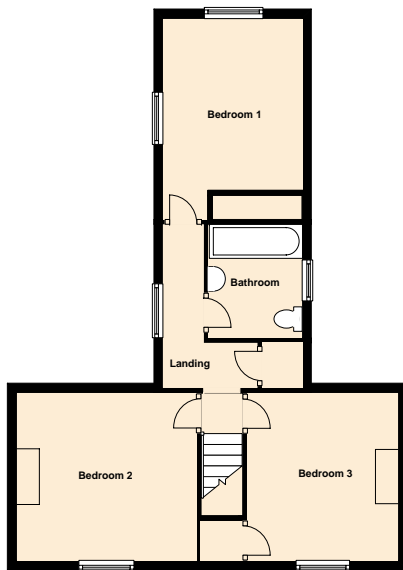
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	55	60	(39-54) <b>E</b>	51	54
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		



**Ground Floor**  
Approx. 57.9 sq. metres (622.2 sq. feet)



**First Floor**  
Approx. 50.2 sq. metres (540.8 sq. feet)



## Englefield Green £495,000 Freehold



**THIS CHARMING 3 DOUBLE BEDROOM PROPERTY BOASTS MANY PERIOD FEATURES, INCLUDING FIREPLACES, ORNATE COVING & HIGH SKIRTING BOARDS. THE 3 RECEPTION ROOMS ARE BRIGHT & SPACIOUS AND THERE IS A UTILITY ROOM, DOWNSTAIRS SHOWER ROOM AND AN UPSTAIRS BATHROOM. THERE IS ALSO A LARGE DETACHED GARAGE WITH ELECTRIC DOOR & OFF ROAD PARKING IN FRONT. MUST BE SEEN!**

**NOTICE:** ALL ROOM SIZES ARE APPROXIMATE - ASPEN HAVE NOT CARRIED OUT A SURVEY ON THIS PROPERTY AND OFFER NO GUARANTEES - ALL FLOOR-PLANS ARE NOT TO SCALE AND OFFERED AS A GENERAL LAYOUT GUIDE. ALL BUYERS TO RE-MEASURE FOR FIXTURES AND PERSONAL FITTINGS.





## **28 Blays Lane, Englefield Green, Surrey, TW20 0PQ.**

A superb double fronted Victorian detached home, located in a quiet lane, yet still close to the village centre. This charming property has been considerably updated in recent years, but still boasts many period features, including fireplaces, ornate coving and high skirting boards. The rooms are bright and spacious and the house benefits from a gas central heating system to radiators, double glazing and a monitored alarm system. The accommodation comprises entrance hall, sitting room, dining room, family room, inner hall, kitchen, utility room, downstairs shower room, landing, three double bedrooms and family bathroom. There is a large detached garage with water & electricity.

### **Hall:**

Stairs to the first floor.

### **Lounge: 4.55m x 3.63m (14'11 x 11'11)**

Wide double glazed bay window to the front, timber surround to open period style fireplace with tiled inserts and contrasting tiled hearth with log burning stove. There is period style cornicing and plaster ceiling rose, decorative dado rail, telephone point, television point, stripped pine floor boards, pine skirting boards, thermostat.

### **Dining Room: 3.96m x 3.51m (13' x 11'6)**

Double aspect room with views to the front and rear with double glazed window to the front and French doors overlooking and leading onto the rear garden. There is a timber surround to period style fireplace with tiled inserts and slate style hearth, ornate cornicing and plaster ceiling rose, double radiator, dado rail, stripped pine floor boards and pine skirting boards.

### **Inner Hall:**

Access to understairs storage cupboard, stripped pine floor, recess ceiling spotlight.

### **Kitchen: 3.35m x 3.05m (11' x 10')**

Comprising a range of eye and base level units with stainless steel door furniture and roll edge work surfaces over, there is a Butler sink with thick Beech block work surfaces around, built-in Neff stainless steel double oven and inset four ring gas hob with extractor hood/canopy over, integrated dishwasher, part glazed door and double glazed window to the side/rear garden, double radiator, recess ceiling low voltage spot lights, stainless steel power points, archway through to:

### **Family Room/Breakfast Room: 4.22m x 3.10m (13'10 x 10'2)**

A lovely bright room, enjoying a double aspect with double glazed window overlooking the rear garden and French doors leading onto the rear garden. There is a double radiator, telephone point and ceiling light point.

### **Utility Room: 2.13m x 1.42m (7' x 4'8)**

With space and plumbing for washing machine or dishwasher and room for upright fridge/freezer, wall mounted gas central heating/hot water boiler, tiled floor, ceiling light point, velux window.

### **Shower Room:**

Shower tray with curtain rail and shower unit, pedestal wash hand basin, low level w.c. designer radiator, tiled walls and floor, velux window, ceiling light point.

### **Landing:**

Access to loft space with boarding & lighting, built-in airing cupboard with Mega-Flo system, double glazed window to the side.

### **Bedroom One: 3.96m max. x 3.51m (13'6 max. x 10'2)**

Double aspect with 2 double glazed windows giving pleasant views over the rear garden; there is a range of fitted wardrobes, downlighters and 2 double radiators, stripped pine door.

### **Bedroom Two: 3.94m x 3.48m (12'11 x 11'5)**

Double glazed window to the front, double radiator, attractive corniced ceiling, stripped pine door.

### **Bedroom Three: 3.91m x 3.30m (12'10 x 10'10)**

Double glazed window to the front, double radiator, attractive corniced ceiling, deep wardrobe, stripped pine door.

### **Bathroom: 2.34m x 2.06m (7'8 x 6'9)**

White suite comprising panel enclosed bath with mixer taps with part tiled surround and wall mounted shower and shower screen, wash hand basin with tiled splashback, low level w.c. tiled floor with under floor heating and designer radiator, shaver point, frosted double glazed window to the side, ceiling light point, wall light point, stripped pine door.

### **Large Detached Garage: 29'5 x 10'5 (8.97m x 3.17m)**

Off street parking to the front, electric door, loft storage and small fruit/vegetable garden to the rear.

### **Outside:**

There is a small front garden retained behind a dwarf brick wall, side gate which leads along the side of the house to a well maintained rear garden being approximately 50' in length with lawn, raised and level flower beds, paved path and patio. There is an additional paved patio enjoying evening sun. There is an outside tap and security lighting, rendered brick garden store with light & power, all enclosed with timber fencing and rendered wall, with an additional shed to the side of the house.

To view this property contact

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