



Limes Road, Egham, Surrey, TW20 9QT

£750,000 Freehold



Rarely do we bring to the market a property with such kerb appeal and potential for four bedrooms, three receptions as well as two bathrooms and a garage. Situated in a prime location in the heart of Egham, close to the station and Magna Square. This property is in excellent condition and currently configured as a five bedroom HMO, with two kitchens and multiple wash facilities. To be sold with full vacant possession. Contact sole agent for viewing times

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- ENTRANCE HALL:** Stairs to first floor with storage below.
- BEDROOM/RECEPTION:** 4.25m x 3.65m (13'11 x 12') Radiator, fireplace, wall mounted sink. Double aspect windows to side and rear.
- BEDROOM/RECEPTION:** 4.25m x 3.65m (13'11 x 12') Fireplace and double glazed window to front with radiator below.
- BEDROOM/RECEPTION:** 4.25m x 3.11m (13'11 x 10'2) Wall mounted sink, radiator and double glazed window to front.
- KITCHEN:** 3.55m x 2.40m (11'8 x 7'10) Eye and base level unit with rolled edge work surfaces, space for appliances, single drainer stainless steel sink unit with mixer tap. Double glazed window to side and door to:
- INNER HALLWAY:** With doors to:
- UTILITY ROOM:** Doors to:
- DOWNSTAIRS CLOAKROOM:** Low level W.C and double-glazed window to side.
- SHOWER ROOM:** walk in shower and extractor
- CLOAKROOM:** Low level W.C, pedestal wash hand basin with cupboard below and window to side.
- LARGE SHOWER ROOM:** Walk in shower, panel wash hand basin with mixer tap and drawers below. Double glazed window to side with radiator below.
- LANDING:** Approached via dog legged staircase with double glazed window to side and rear, hatch to loft. Doors to:
- BEDROOM ONE:** 4.25m x 3.65m (13'11 x 12') Double aspect double glazed window to side and front, radiator, pedestal wash hand basin with mixer tap and cupboard below.
- BEDROOM TWO:** 4.25m x 3.65m (13'11 x 12') Radiator and double glazed bay window to front.
- LIVING ROOM/BEDROOM THREE:** 4.25m x 3.10m (13'11 x 10'2) Pedestal wash hand basin with mixer tap and cupboard below. Double glazed window to rear with radiator.
- KITCHEN/BEDROOM FOUR:** 4.10m x 2.40m (13'5 x 7'10) Eye and base level units with rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap, built in oven, radiator and window to side.
- CLOAKROOM:** Low level W.C, pedestal wash hand basin and double-glazed window to side.
- SHOWER ROOM:** Walk in shower with extractor.
- BATHROOM:** Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and cupboard below, cupboard housing hot water tap, radiator and double glazed window to side.
- OUTSIDE**
- GARAGE:** Single and brick built attached to the property with pitched roof and double doors.
- PARKING:** For two vehicles with potential for more.

GARDEN:

100 x 40 max Wedge shaped and mainly laid to lawn to the side of the property.

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



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FLOORPLAN



Total area: approx. 189.6 sq. metres (2040.6 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

17 Limes Road EGHAM TW20 9QT	Energy rating D
Valid until 15 March 2032	Certificate number 6432-5427-5100-0515-4292

Property type	Detached house
Total floor area	177 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 current energy rating is D. It has the potential to be C.

See how to [improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60