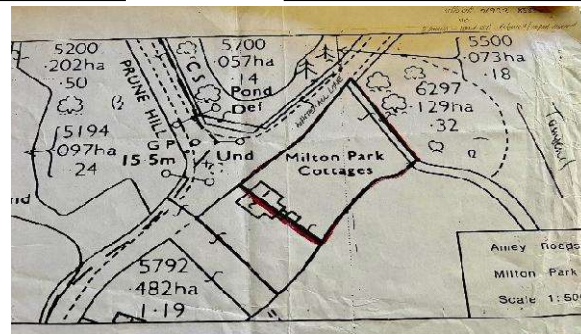




Whitehall Lane, Egham, Surrey, TW20 9TP

£625,000 Freehold



An excellent and rare opportunity to acquire this Victorian semi-detached residence overlooking open fields, situated on 1/3 acre, in central Egham just yards from mainline train station and recently completed Magna Square. Accommodation comprises entrance hall, two reception rooms, kitchen/breakfast room, bathroom, separate W.C and two double bedrooms. Further benefits include potential to extend/develop, subject to planning permission, off street parking and outbuilding/storage. The side garden plot offers the option to be separated from the property (subject to legal approval).

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Main door to:

ENTRANCE HALLWAY: Open plan to dining area and door to:

LIVING ROOM/LOUNGE: Picture rail, feature fireplace, built in cupboards, radiator and front aspect window.

DINING ROOM: Under stair storage cupboard, feature fireplace, storage cupboards, radiator and archway to:

KITCHEN/BREAKFAST ROOM: Comprising eye and base level units with rolled edge work surfaces, space for appliances, part tiled walls, fitted extractor hood, rear aspect window, side access patio doors to garden, tiled flooring and door to:

SHOWER ROOM: Comprising double shower tray with shower over, vanity enclosed wash hand basin, radiator, vinyl flooring and rear aspect opaque double glazed window.

SEPARATE W.C: Comprising low level W.C, vinyl flooring and rear aspect double glazed window.

FIRST FLOOR LANDING: Access to loft and doors to all rooms.

BEDROOM ONE: Built in wardrobes, original cast iron feature fireplace with wooden surround and mantle, radiator, front aspect window and over stair storage cupboard offering potential for en-suite facilities.

BEDROOM TWO: Original cast iron fireplace with wooden surround and mantle, radiator and rear aspect window.

OUTSIDE

CORNER AND SIDE PLOT GARDENS: **Approximately 1/3 acre.** Overlooking open horse fields with outbuilding storage, numerous well established flower, shrub and tree borders, offering great potential for extending or development, subject to planning permission, lawn areas and enclosed by boundary fencing and mature shrubs.

PARKING: Off street parking for one vehicle, but potential for many more.

COUNCIL TAX BAND: E- Runnymede Borough Council

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

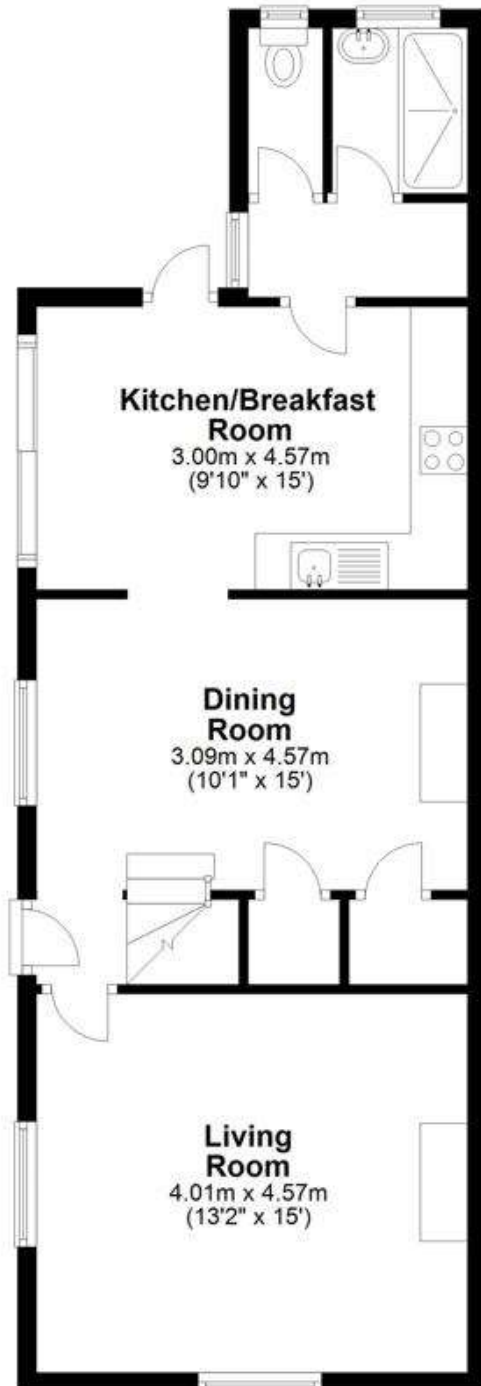


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FLOORPLAN

Ground Floor

Approx. 58.5 sq. metres (629.5 sq. feet)



Kitchen/Breakfast Room

3.00m x 4.57m
(9'10" x 15')

Dining Room

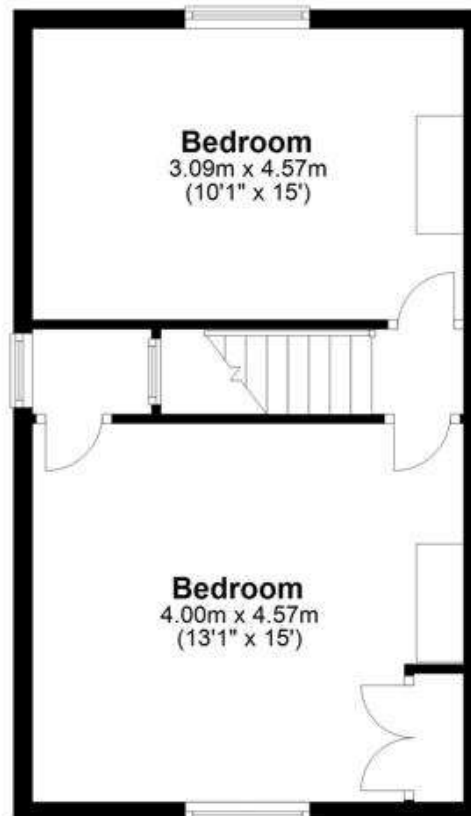
3.09m x 4.57m
(10'1" x 15')

Living Room

4.01m x 4.57m
(13'2" x 15')

First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



Bedroom

3.09m x 4.57m
(10'1" x 15')

Bedroom

4.00m x 4.57m
(13'1" x 15')

Total area: approx. 95.9 sq. metres (1032.0 sq. feet)

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

Whitehall Lane, Egham, Surrey, TW20 9TP

EPC

Energy performance certificate (EPC)

1 Milton Park Cottages Whitehall Lane EGHAM TW20 9TP	Energy rating G	Valid until: 31 August 2033 Certificate number: 0996-1021-8261-6587-4200
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Property type	Semi-detached house
Total floor area	95 square metres

Rules on letting this property

! You may not be able to let this property

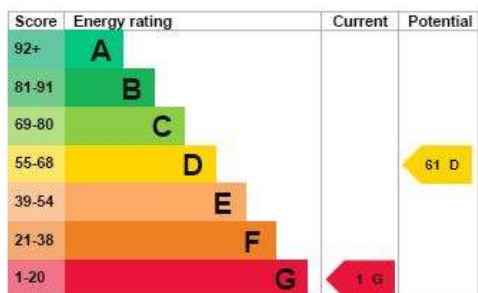
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is G. It has the potential to be D.

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



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