



**Crown Street, Egham, Surrey, TW20 9BZ**

**£440,000 Freehold**



A stunning example of a two double bedroom Victorian cottage, conveniently situated in Central Egham. This property has undergone major refurbishment, but still retains much of the original character. Benefits include two reception rooms, large shaker style kitchen, gas central heating, feature cast iron fireplaces, double glazing throughout, 56ft (17m) garden and a luxury first floor bathroom. Access to mainline station and Magna Square is a few minutes away.

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Overhead porch with tiled step and front door into:

- LOUNGE:** 4.10m x 3.62m (13'5 x 11'11) Part glass feature wall, two vertical radiators, parquet flooring, open fireplace. Double glazed Sash section bay window to front, with radiator under. Stairs to first floor.
- DINING ROOM:** 4.10m x 3.05m (13'5 x 10'0) Wood effect laminate floor, feature cast iron fireplace with display mantle over. Double glazed window to rear and open plan into:
- KITCHEN:** 4.15m x 2.45m (13'7 x 8'1) Eye and base level units with solid wood block effect surfaces, single bowl stainless steel sink unit with mixer tap, integrated washing machine and dishwasher, built in electric oven with four ring gas hob and extractor over, part tiled walls, wood effect laminate floor. Double glazed window to rear and door to side.
- LANDING:** Hatch to loft with light, coved cornice ceiling.
- BEDROOM ONE:** 4.10m x 3.62m (13'5 x 11'11) Radiator, built in over stairs storage cupboard, double cupboard, dado rail, coved cornice ceiling, feature cast iron fireplace with display mantle. Two double glazed Sash windows to front.
- BEDROOM TWO:** 3.05m x 3.05m (10' x 10') Radiator, dark Oak effect flooring, feature cast iron fireplace with display mantle over, fitted shelving, dado rail, coved cornice ceiling. Double glazed window to rear.
- BATHROOM:** 4.27m x 4.42m (14'0 x 7'11) Stunning four piece white bathroom suite with roll top claw foot bath, low level W.C, pedestal wash hand basin with mixer tap, fully tiled floor, half tiled walls, coved cornice ceiling, ladder radiator, cupboard housing Vaillant combi boiler, shower cubicle with glass panels and twin head chrome shower. Frosted double glazed window to rear.

**OUTSIDE**

- REAR GARDEN:** 17m (56ft) Paved patio area to rear of house outside tap and light. Lawned area with flower and shrub borders, access gate to side, shingle area at end of garden with timber storage shed.
- FRONT:** Shingle with pathway to front door.
- COUNCIL TAX BAND:** D - Runnymede Borough Council

**VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



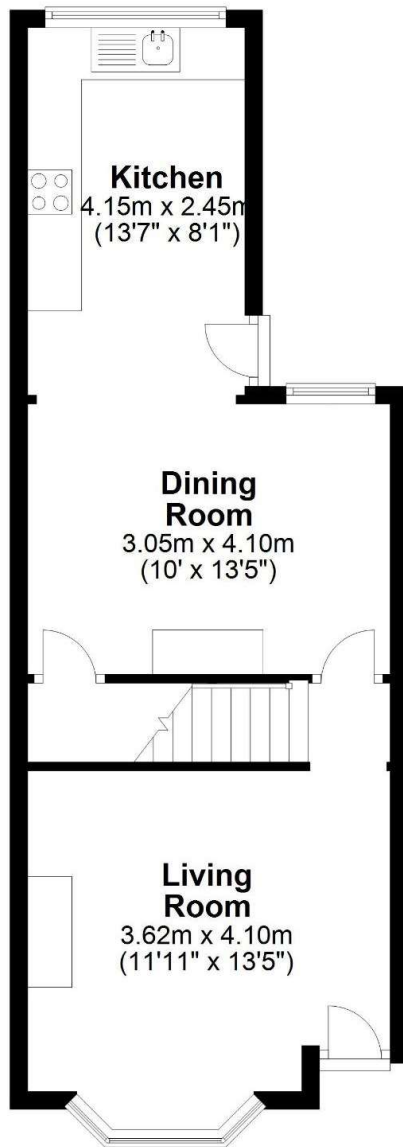
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**FLOORPLAN**

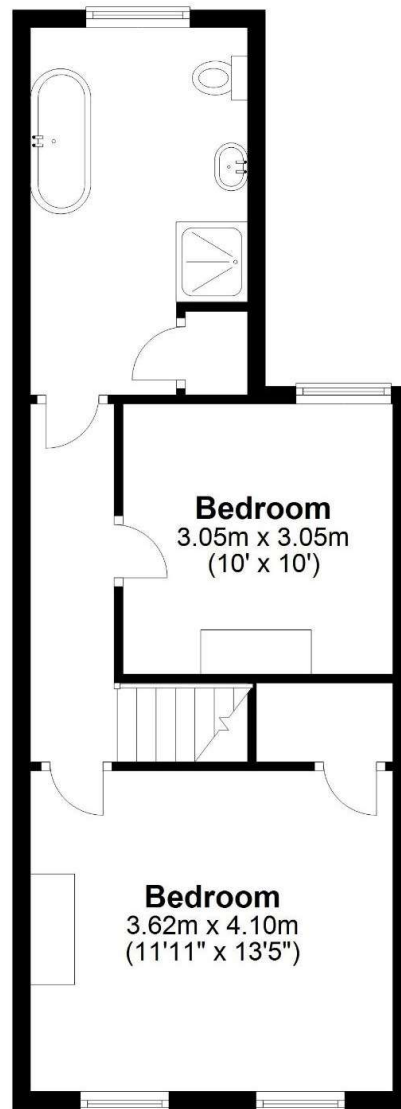
**Ground Floor**

Approx. 41.8 sq. metres (450.3 sq. feet)



**First Floor**

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 84.1 sq. metres (904.9 sq. feet)

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



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EPC

Energy performance certificate (EPC)		
50 Crown Street EGHAM TW20 9BZ	Energy rating <b>C</b>	Valid until: <b>9 January 2034</b>  Certificate number: 0370-2870-3390-2694-1385

Property type	Mid-terrace house
Total floor area	76 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](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>).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[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

