

NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



Egham Hill, Egham, Surrey, TW20 0ER

£785,000 Freehold

Egham Hill, Egham, Surrey, TW20 0ER

Built in 1998, a five bedroom detached residence in a private lane, situated within a ten minute walk of the mainline station and Magna Square. This spacious home offers two reception rooms, utility room, downstairs cloakroom, kitchen/breakfast room and three bathrooms (two en-suite). Externally, there is an integral double garage and secluded 80ft x 50ft (24.38m x 15.24m) rear garden. There is also parking for several cars. Access to Windsor Great Park and Runnymede National Trust is also close at hand.

Canopy porch with courtesy light under. Front door into:

ENTRANCE HALLWAY:

Radiator, coved ceiling, stairs to first floor.

CLOAKROOM:

In white with low level W.C, wash hand basin. Double glazed window to front.

LOUNGE:

5.10m x 4.20m (16'9 x 13'9) Radiator, coved ceiling, feature fireplace. Double glazed window and French doors to rear.

DINING ROOM:

3.30m x 3.20m (10'10 x 10'6) Radiator, coved ceiling. Double glazed window to front.

KITCHEN/BREAKFAST ROOM:

5.50m x 3.40m (19' x 11'2) Extensive range of base and eye level units, laminate worktops, integrated dishwasher and fridge/freezer, radiator, space for dining table. One and half bowl stainless steel single drainer sink unit with mixer tap. Double doors into conservatory, double glazed window to rear. Door into:

UTILITY ROOM:

2.16m x 1.60m (7'1 x 5'3) Storage, sink unit. Double glazed door to side.

CONSERVATORY:

2.75m x 2.75m (9' x 9') Ceramic tiled floor, double glazed doors into rear garden.

LANDING:

Hatch to loft space, airing cupboard housing hot water cylinder.

BEDROOM ONE:

3.95m x 3.45m (12' x 11'4) Radiator, coved ceiling, built in wardrobes. Two double glazed windows to front. Door into:

EN-SUITE BATHROOM:

In white with low level W.C, wash hand basin set into vanity unit, panel bath with chrome mixer tap and mixer shower over, fitted glass shower screen, chrome radiator, part tiled walls. Double glazed window to front.

BEDROOM TWO:

3.55m x 3.45m (11'8 x 11'4) Radiator, display recess. Double glazed window to rear. Door into:

EN-SUITE SHOWER:

In white with low level W.C, pedestal wash hand basin, radiator, shower cubicle housing chrome mixer shower. Double glazed window to rear.

BEDROOM THREE:

4.55m x 3.00m (14'11 x 9'10) Radiator, built in double wardrobe. Double glazed window to front.

BEDROOM FOUR:

3.55m x 3.20m (11'8 x 10'6) Radiator. Double glazed window to rear.

BEDROOM FIVE:

2.95m x 2.35m (9'8 x 7'9) Radiator. Double glazed window to rear.

BATHROOM:

In white with low level W.C, wash hand basin set into vanity unit, panel bath with mixer shower over, fitted glass shower screen, part tiled walls, radiator. Double glazed window to front.

OUTSIDE

DOUBLE GARAGE:

5.35m x 5.20m (17'6 x 17'1) Light, power, two up and over doors to front. Door into entrance hall.

DRIVEWAY:

Parking space for several vehicles.

REAR GARDEN:

80ft x 50ft (24.38m x 15.24m) Paved patio, shaped lawn, outside tap, various trees and shrubs, two side access gates.

FRONT GARDEN:

Lawn area and inset shrubs.

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437437 or visit www.nevinandwells.co.uk

COUNCIL TAX BAND: G - Runnymede Borough Council

FLOOR PLAN

EPC

GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.

1ST FLOOR
877 sq.ft. (81.4 sq.m.) approx.

35 Egham Hill
EGHAM
TW20 0ER

Energy rating
C

Valid until
18 February 2034

Certificate number
9834-0022-5300-0451-5296

Property type: Detached house
Total floor area: 167 square metres

Rules on letting this property

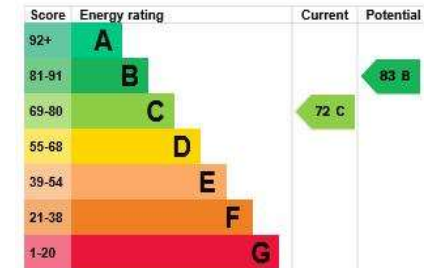
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

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

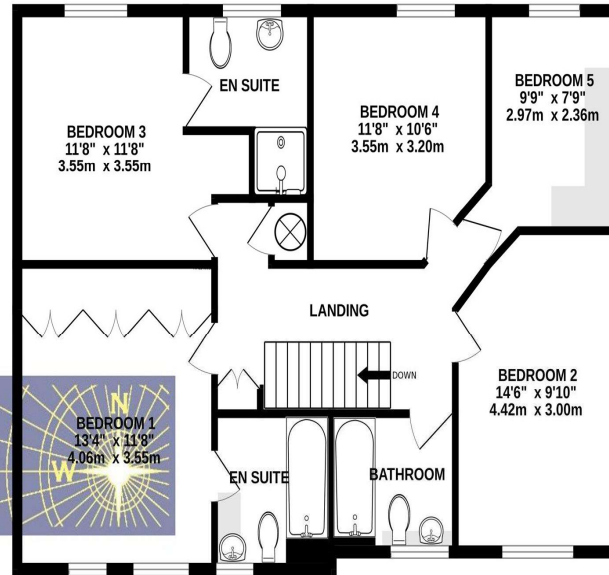
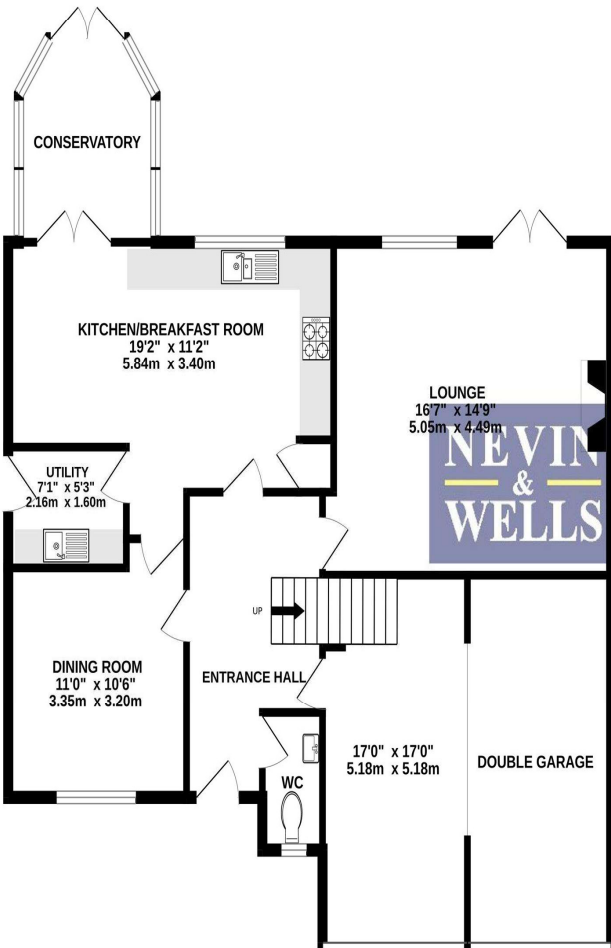


The graph shows this property's current and potential energy rating.

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



TOTAL FLOOR AREA : 1950 sq.ft. (181.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

