

# NEVIN & WELLS

*Distinctive Homes*

Established 2002



**Grange Road, Egham, Surrey, TW20 9QP**

**£800,000 Freehold**

## Grange Road, Egham, Surrey, TW20 9QP

'WISHFORD' is a large family home, extended two storey to the rear, situated in one of Eghams premier town centre roads. This property offers large lounge, open plan family and dining room, downstairs cloakroom, modern kitchen and first floor bathroom. To the rear, there is a mature 70ft (21.34m) South West facing garden and to side, single garage via a three car driveway. The mainline station (Waterloo 39 minutes), schools and High Street are minutes away.

**ARCHED PORCH:** Courtesy light. Double glazed front door into:

**ENTRANCE HALL:** Radiator, stairs to first floor, under stair storage. Door into:

**CLOAKROOM:** Low level W.C, wash hand basin, extractor fan.

**LOUNGE:** 5.34m x 3.66m (17'6 x 12') Radiator, feature fireplace, two radiators. Double glazed bay window to front. Open plan into:

**FAMILY AREA:** 3.05m x 2.94m (10' x 9'8) Internal door into kitchen. Open plan into:

**DINING AREA:** 3.05m x 2.57m (10' x 8'6) Radiator. Double glazed doors leading into:

**CONSERVATORY:** 2.80m x 2.80m (9'2 x 9'2) Radiator, ceramic tiled floor, two radiators. Double glazed French doors into garden.

**KITCHEN:** 5.51m x 2.42m (19' x 8') Extensive range of gloss white base and eye level units, granite effect worktops, ceramic tiled floor, halogen hob, built in electric double oven, overhead extractor hood, under stair storage cupboard, concealed lighting. One and half bowl stainless steel single drainer sink unit with chrome mixer tap. Double glazed window to rear. Double glazed door to side access.

**LANDING:** Stairs to second floor, under stair storage. Double glazed window to side.

**BEDROOM ONE:** 3.50m x 3.88m (12'8 x 11'6) Radiator, built in wardrobes. Double glazed window to front.

**BEDROOM TWO:** 4.10m x 3.00m (13'4 x 9'10) Radiator, internal glazed panel. Double glazed windows to side, double glazed Velux ceiling window.

**BEDROOM THREE:** 3.08m x 2.57m (10'2 x 8'6) Radiator, glazed internal panel. Double glazed window to rear.

**BEDROOM FIVE/STUDY:** 2.74m x 2.10m (9' x 6'8) Radiator. Double glazed window to front.

**BATHROOM:** White suite comprising corner bath, circular disability bath, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, chrome radiator. Dual aspect double glazed windows to side and rear.

### **SECOND FLOOR:**

Storage recess. Door into:

**BEDROOM FOUR:** 5.16m x 2.85m (16'10 x 9'4) Radiator, wash hand basin, shower cubicle. Double glazed Velux ceiling window.

### **OUTSIDE**

**FRONT GARDEN:** Various shrubs, outside power points, brick wall with railing to front, fully stocked pond.

**REAR GARDEN:** 70ft (21.43m) A mature South Westerly facing garden with many varied trees and shrubs. There is a timber Summerhouse, outside tap, three paved patios, lawn and pergola. Side access gate.

**GARAGE:** Single brick built garage with light and power, with a storage area/workshop on the side accessed through the rear garden, approached via a four car drive.

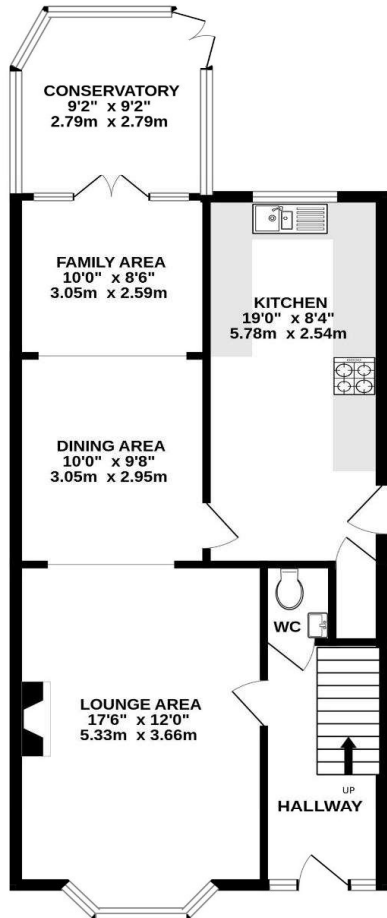
**COUNCIL TAX BAND:** E - Runnymede Borough Council

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

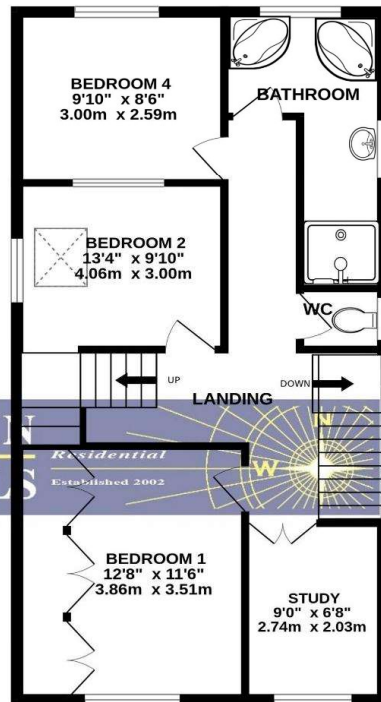
# FLOOR PLAN

# EPC

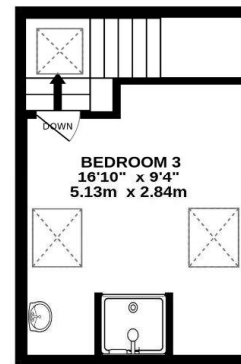
GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



2ND FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA: 1517 sq.ft. (141.0 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.

39a, Grange Road EGHAM TW20 9QP		Energy rating <b>D</b>
Valid until 21 May 2029	Certificate number 0763-2842-7153-9621-1355	

Property type	Detached house
Total floor area	134 square metres

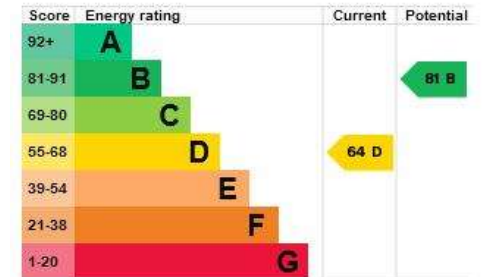
## Rules on letting this property

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 D. 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

