



Denham Road, Egham, Surrey, TW20 9BY

£495,000 Freehold



A stunning Victorian property, situated in the Heart of Egham Town Centre, minutes from High Street shops and restaurants. This character home offers open plan lounge/diner, shaker style kitchen, two bathrooms (one en-suite) and 55ft (16.76m) rear garden. Access to the Orbit Leisure Centre and mainline station is also close at hand. Runnymede National Trust and Windsor Great Park are nearby offering scenic walks.

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ENCLOSED PORCH: Coat rack. Double glazed window to side. Double glazed door to front. Glazed door into:

LOUNGE/DINING ROOM: 7.78m x 3.95m (25'6 x 13') Three radiators, under stair storage cupboard, engineered Oak flooring, stairs to first floor. Dual aspect double glazed windows to front and rear with fitted shutters. Oak internal door into:

KITCHEN: 3.83m x 2.44m (12'8 x 8') Range of cream shaker style base and eye level units, laminate worktops, radiator, space for washing machine and dishwasher, space for fridge/freezer, part tiled splash back. Built in electric oven and four ring halogen hob, stainless steel extractor hood, Oak effect flooring. Single bowl, single drainer stainless steel sink unit with chrome mixer tap. Dual aspect double glazed windows to side and rear. Two double glazed Velux windows. Double glazed door into rear garden.

BEDROOM ONE: 3.35m x 3.00m (11' x 9'10) Radiator, built in wardrobe. Double glazed window to rear. Oak door into:

EN-SUITE BATHROOM: 2.44m x 2.39m (8' x 7'10) White suite comprising low level W.C, wash hand basin set into vanity unit, cupboard housing gas boiler, Altro flooring, part tiled walls, radiator, panel bath with chrome mixer shower over, fitted glass shower screen, extractor fan. Double glazed window to side.

BEDROOM TWO: 3.95m x 3.35m (13' x 11') Radiator, feature fireplace. Double glazed window with fitted shutters.

SHOWER ROOM: 1.92m x 1.78m (6'4 x 5'10) White suite comprising low level W.C, wash hand basin set into vanity unit, chrome ladder radiator, Altro flooring, fully tiled walls, extractor fan. Double glazed window to side.

OUTSIDE

REAR GARDEN: 55ft (16.76m). Paved patio, outside tap, AstroTurf lawn, timber shed, rear seating area, various shrubs. Side access gate.

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



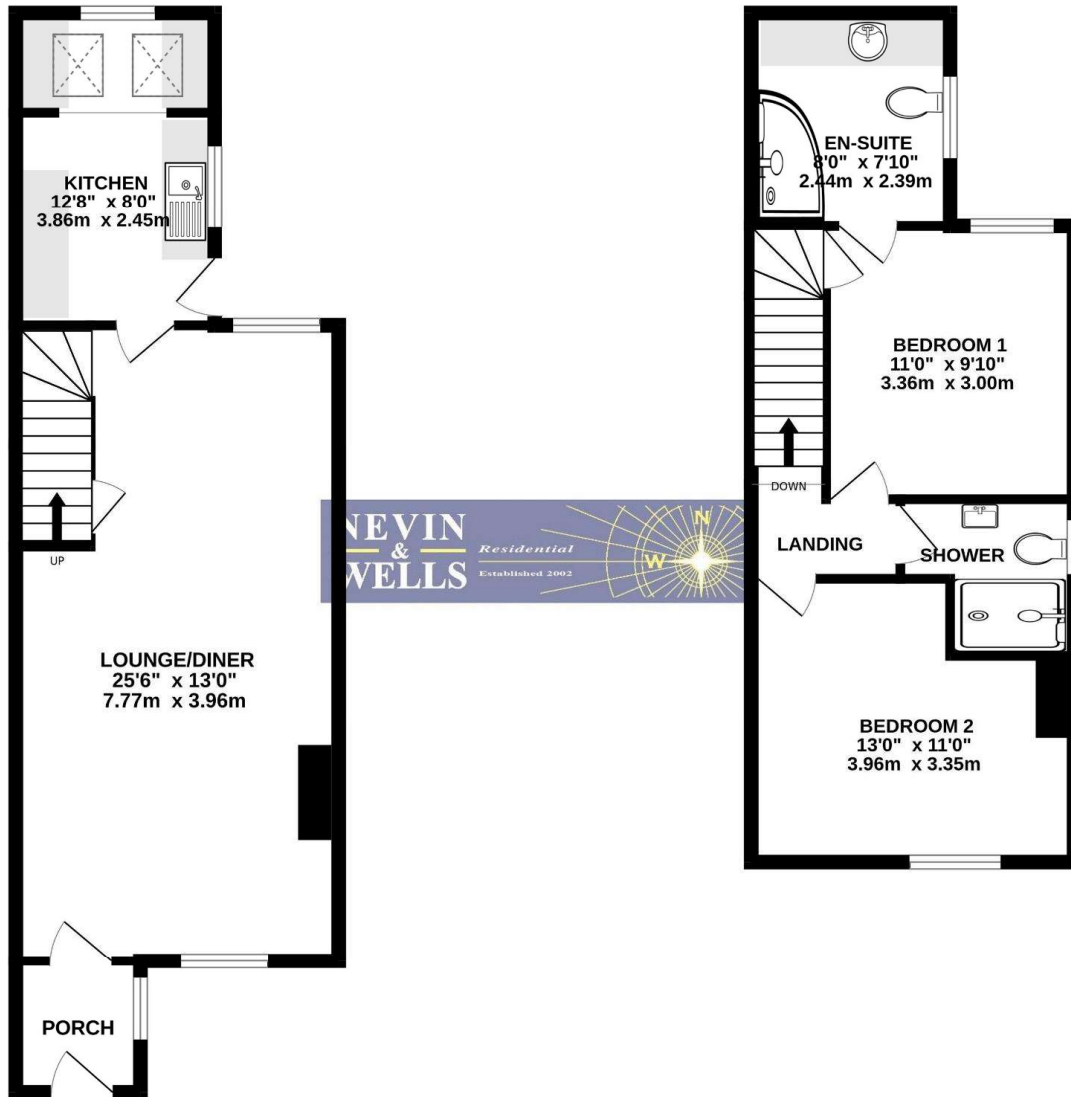
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FLOORPLAN

GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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EPC

Energy performance certificate (EPC)			
39 Denham Road EGHAM TW20 9BY	Energy rating	Valid until:	27 March 2034
	D	Certificate number:	7600-9488-0722-0322-3743
Property type	Semi-detached house		
Total floor area	74 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 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

