

Crown Street, Egham, Surrey, TW20 9BH

£550,000 Freehold



A stunning four-bedroom house, situated in the heart of Historic Egham, close to mainline station, Magna Square and the scenic Runnymede Meadow. Having undergone extensive work and a full loft conversion with en suite facilities, this property offers light and airy accommodation throughout, a home office in the garden and the huge benefit of own parking to rear and potential for a garage. (S.T.P.P)

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Front door to:

ENTRANCE HALL: Wood effect laminate floor, radiator, double glazed window to front, stairs to first floor and door:

LIVING ROOM: Wood effect laminate floor, double glazed bay window to front with radiator under and open plan to:

DINING ROOM: Wood effect laminate floor, feature cast iron fireplace, radiator, doubled glazed sliding patio doors to rear porch. Open plan to:

KITCHEN: Modern range of Shaker style eye and base level units with solid Oak surfaces, concealed washing machine and dish washer. Built in oven, four ring halogen hob with extractor over, porcelain butler sink with mixer tap, part tiled walls and double glazed window to rear.

FIRST FLOOR LANDING: Doors to:

BEDROOM TWO: Built in wardrobes, radiator and double glazed window to front.

BEDROOM THREE: Built in wardrobes, radiator and double glazed window to rear.

BEDROOM FOUR: Radiator and double glazed window to front.

BATHROOM: Modern white suite comprising low-level W.C, pedestal wash basin with mixer taps and cupboard below. Fully tiled floors and walls, heated towel rail, panel enclosed bath with mixer taps and shower attachment. Double glazed window to rear.

STAIRS TO SECOND FLOOR

BEDROOM ONE: Built in eaves storage, radiator, double aspect Velux windows to front, Juliet balcony to rear and door to:

EN SUITE SHOWER: Low-level W.C, pedestal wash basin with mixer tap and cupboard below, heated towel rail, double glazed window to rear, fully tiled walls and floor. Walk in shower.

OUTSIDE

REAR GARDEN: **Approximately 50ft.** Mainly laid to lawn. Paved patio area, fully enclosed by fencing. Timber built office with lighting and power. Side access gate to:

DRIVEWAY: Parking for two vehicles and potential for garage (S.T.P.P)

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**



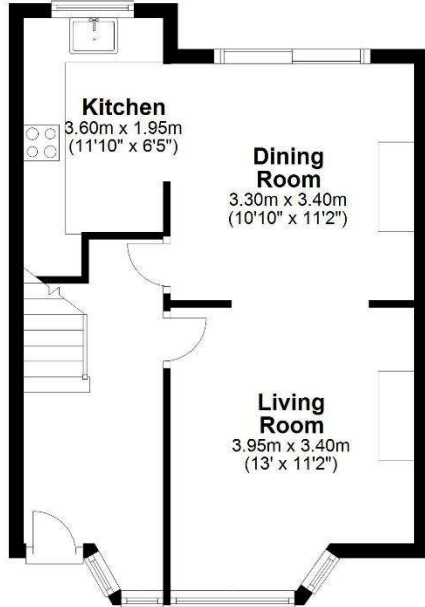
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FLOORPLAN

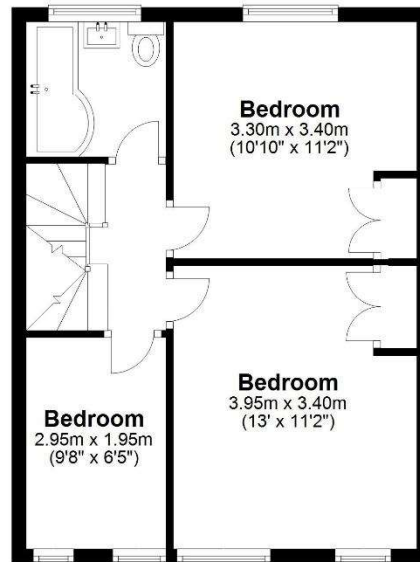
Ground Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



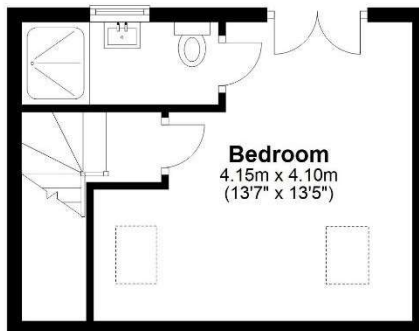
First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



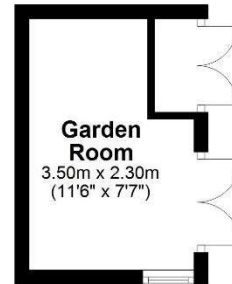
Second Floor

Approx. 22.1 sq. metres (238.1 sq. feet)



Garden Room

Approx. 8.1 sq. metres (86.6 sq. feet)



Total area: approx. 109.9 sq. metres (1182.5 sq. feet)

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

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EPC

15 Crown Street EGHAM TW20 9BH		Energy rating D
Valid until 1 April 2034	Certificate number 0370-2372-0340-2504-2601	

Property type	Mid-terrace house
Total floor area	91 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		