



**Park Road, Egham, Surrey, TW20 9BJ**

**£565,000 Freehold**



A beautifully presented three/four bedroom extended semi-detached Victorian residence, located in a quieter 'no through' road within minutes walk of Egham's recently regenerated High Street. Offering an authentic 'homely' feel, the property comprises lounge with cast iron fire place, separate dining room, fully fitted kitchen, separate utility, downstairs WC, first floor family bathroom, en-suite shower and bedroom four/study in the loft space. The exterior offers a sunny south-west facing garden with detached garage/workshop, along with off street parking to the front.

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Front door to:

- ENTRANCE HALLWAY:** Engineered wood effect flooring, side aspect double glazed window, radiator. Stairs to first floor, door to: -
- LOUNGE:** Engineered wood effect flooring, front aspect double glazed bay window, cast iron fire place with marble hearth and surround. Radiator.
- DINING ROOM:** Engineered wood effect flooring, side and rear aspect double glazed window, radiator, doorway to: -
- KITCHEN:** Range of base and eye level units with marble effect worktops, fitted double sink with mixer tap, fitted double oven, five ring gas hob with extractor over, dishwasher, tiled splash back, space for fridge/freezer, breakfast bar area, tiled floor, radiator, patio doors to garden.
- SEPARATE UTILITY:** Double glazed side access door and side aspect double glazed window, tiled flooring, marble effect worktops with space under counter washing machine and drier. Storage cupboards, door to: -
- DOWNSTAIRS WC:** Low level WC, wash hand basin with storage beneath. Rear aspect double glazed window, tiled flooring.
- FIRST FLOOR LANDING:** Doors to all rooms, cupboard housing immersion tank, stairs to loft room.
- BEDROOM ONE:** Front aspect double glazed window, fitted storage cupboard, carpet, radiator, door to: -
- EN-SUITE:** Tiled floor and walls, side aspect double glazed window, low level WC, pedestal wash hand basin, glass panel enclosed shower, heated towel rail.
- BEDROOM TWO:** Side aspect double glazed window, radiator, carpet.
- BEDROOM THREE:** Side aspect double glazed window, radiator, carpet.
- FAMILY BATHROOM:** Four piece suite comprising panel enclosed bath, low level WC, pedestal wash hand basin, glass enclosed corner shower unit, rear aspect frosted double glazed window, radiator, part tiled walls and vinyl flooring.

**SECOND FLOOR  
BEDROOM  
FOUR/STUDY:**

Front aspect double glazed window, Velux, carpet flooring.

**OUTSIDE**

- GARDEN:** Block paved side access leading to detached garage, laid to lawn area.
- FRONT:** Block paved driveway with double gates to side
- 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)



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**FLOORPLAN**

**Ground Floor**

Approx. 55.0 sq. metres (591.8 sq. feet)



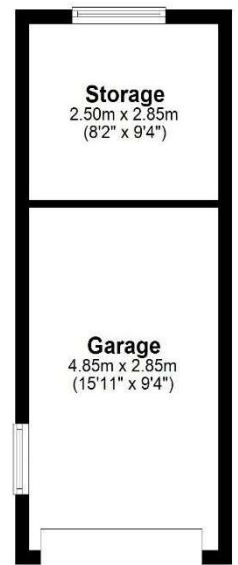
**First Floor**

Approx. 53.2 sq. metres (572.7 sq. feet)



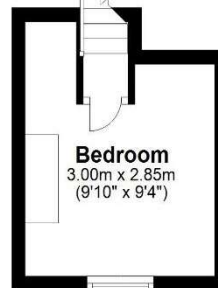
**Garage**

Approx. 21.2 sq. metres (228.5 sq. feet)



**Second Floor**

Approx. 9.5 sq. metres (102.0 sq. feet)



Total area: approx. 138.9 sq. metres (1495.1 sq. feet)

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

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EPC

8 Park Road EGHAM TW20 9BJ		Energy rating <b>D</b>
Valid until <b>18 June 2033</b>	Certificate number <b>0180-2416-8166-2097-5571</b>	

Property type Semi-detached house

Total floor area 126 square metres

### Rules on letting this property

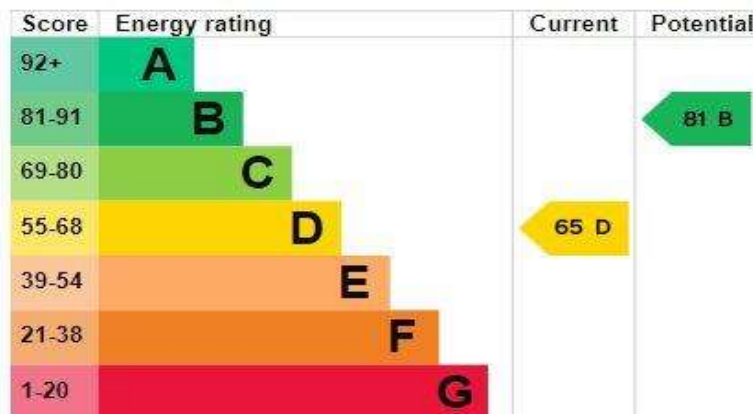
Properties can be let if they have an energy rating from A to E.

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.