



Moore Grove Crescent, Egham, TW20 9RH O.I.E.O £450,000 F/H



A 1970's built three bedroom semi detached family home, situated ten minutes walk from High Street and mainline station. Benefits include modern kitchen and bathroom, two reception rooms, double glazing, gas central heating, garage and 50ft (15.24m) rear garden. Access to local schools and park is close at hand. Windsor Great Park and Runnymede Meadow are also nearby.

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<u>PORCH:</u>	Sliding double glazed door to front. Part glazed internal door into:-
<u>HALL:</u>	Radiator, under stairs storage cupboard with light housing meters, stairs to first floor, wall mounted gas combi boiler.
<u>DINING ROOM:</u>	Radiator, coved ceiling. Double glazed French doors into rear garden.
<u>LOUNGE:</u>	Radiator, coved ceiling. Leaded light double glazed window to front.
<u>KITCHEN:</u>	Range of base and eye level units, laminated work tops, part tiled walls, space for cooker, space for washing machine, space for fridge freezer, fitted overhead extractor filter, stainless steel one and a half bowl single drainer sink unit with chrome mixer tap. Dual aspect double glazed windows to side and rear. Double glazed door into rear garden.
<u>LANDING:</u>	Hatch to part boarded loft space with folding ladder and light. Double glazed window to side
<u>BEDROOM ONE:</u>	Radiator, storage cupboard. Leaded light double glazed window to front.
<u>BEDROOM TWO:</u>	Radiator, built in four door wardrobe unit. Double glazed window to rear with view over fields.
<u>BEDROOM THREE:</u>	Radiator, built in single wardrobe, storage cupboards. Double glazed leaded light window to front.
<u>BATHROOM:</u>	In white with wash hand basin set into vanity unit, panel bath with electric mixer shower over and folding glass shower screen, radiator, part tiled walls. Frosted double glazed window to rear.
<u>W.C:</u>	In white with low level W.C, part tiled walls. Frosted double glazed window to rear.

OUTSIDE

<u>GARAGE:</u>	Brick built with light, power, workbench and separate fuseboard. Window to rear, door to side, metal up and over door to front approached via private drive.
<u>REAR GARDEN:</u>	50ft (15.24m) Paved patio, lawn, outside tap, sensor light, raised flower beds with railway sleeper edging, rear paved seating area with light, timber shed and side access gates.
<u>FRONT GARDEN:</u>	Neatly landscaped with lawn and miniature hedging.
<u>NB:</u>	This property has cavity wall insulation.
<u>COUNCIL TAX BAND:</u>	E – Runnymede Borough Council
<u>VIEWINGS:</u>	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
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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

23 Moore Grove Crescent EGHAM TW20 9RH		Energy rating C
Valid until 17 September 2033	Certificate number 9988-1015-9261-3917-0204	

Property type Semi-detached house

Total floor area 77 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		