



**Runnemedede Road, Egham, TW20 9BT**

**O.I.E.O £450,000 F/H**



Positioned in the heart of Egham, a modern two bedroom detached home offered for sale 'chain free'. Benefits include two double bedrooms, white oak effect kitchen, spacious lounge/diner, downstairs cloakroom and first floor shower room. Externally, there is a 40ft (12.19m) garden and garage via a private drive. Egham station, Magna Square and local restaurants are on your doorstep.

**Runnemedde Road, Egham, Surrey, TW20 9BE**

Hardwood front door into:

**ENTRANCE HALLWAY:** Radiator, coved cornice ceiling, understairs storage cupboard, stairs to first floor. Door into: -

**CLOAKROOM:** In white with low level WC, wash hand basin, radiator, coved cornice ceiling, towel rail. Wooden frame frosted double glazed window to side.

**KITCHEN:** White oak effect base and eye level units, laminate worktops, half size dishwasher, fitted washing machine, tiled splashback, cupboard housing gas boiler, fitted fridge freezer. Built in stainless steel electric oven and four ring gas hob, extractor hood. One and a half bowl single drainer sink with chrome mixer tap. Wooden frame double glazed window to side.

**LOUNGE/DINING ROOM** Radiators, coved cornice ceiling, door to hallway. Double glazed sliding patio door to rear garden.

**LANDING:** Hatch to loft space with folding ladder and light, airing cupboard housing hot water cylinder.

**BEDROOM ONE:** Radiator, coved cornice ceiling, built in wardrobes. Wooden frame double glazed window to rear.

**BEDROOM TWO:** Radiator, coved cornice ceiling, storage cupboard. Wooden frame double glazed window to front.

**BATHROOM:** White suite comprising low level WC, wash hand basin set into vanity unit, radiator, tiled shower cubicle with glass door housing chrome mixer shower, medicine cabinet, wall mirror. Wooden frame frosted double glazed window to side.

**OUTSIDE**

**REAR GARDEN:** **Approximately 40ft (12.19m).** Mainly laid to paving, outside tap, small summerhouse, various shrubs, side access gate.

**GARAGE:** Integral garage with light, power and private drive to front.

**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](http://www.nevinandwells.co.uk)

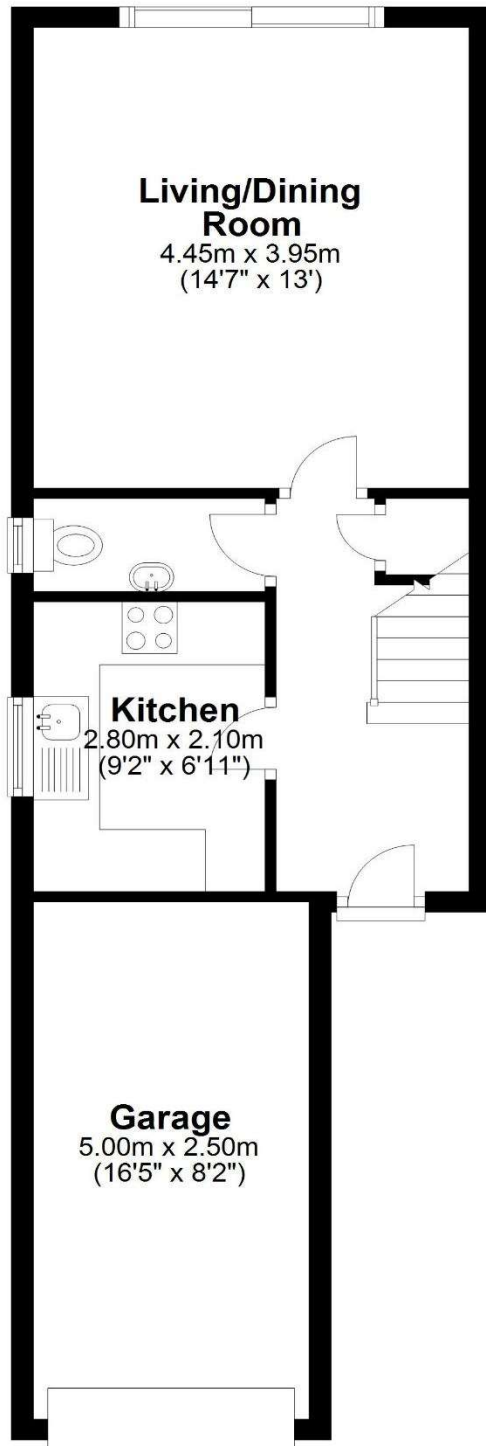


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FLOORPLAN

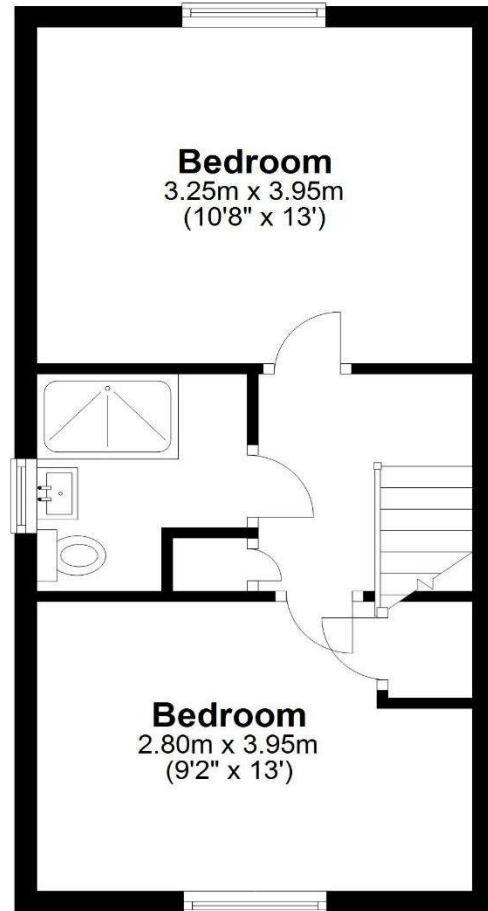
**Ground Floor**

Approx. 45.7 sq. metres (492.3 sq. feet)



**First Floor**

Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 78.7 sq. metres (847.4 sq. feet)

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

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**EPC**

1a Runnemedde Road EGHAM TW20 9BE		Energy rating <b>D</b>
Valid until <b>11 November 2034</b>	Certificate number <b>9360-2732-3490-2894-7315</b>	

**Property type** Detached house

**Total floor area** 66 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		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		