



Hythe Park Road, Egham, Surrey, TW20 8DA

£460,000 Freehold



An exceptionally well presented three-bedroom Victorian terrace home with detached garage, off street parking and a luxury first floor family bathroom with vaulted ceiling. Located within just yards of local shops, schools, nurseries and public transport facilities. Further benefits include entrance porch, two reception rooms, fitted kitchen, a low maintenance, landscaped 80ft rear garden with access to open fields to the rear.

Double glazed main door to:

**ENTRANCE  
PORCH:**

Side aspect double glazed window and door to:

**DINING ROOM:**

Picture rail, radiator, under stair storage cupboard, laminated flooring, rear aspect double glazed window and door opening to:

**INNER HALLWAY:**

Stairs to first floor and laminated flooring and opening to:

**LIVING ROOM:**

Picture rail, ornate feature wall with alcove, dado rail, radiator, laminated flooring and opening to:

**FITTED KITCHEN:**

Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted oven, hob and extractor over, built in appliances, radiator, slate tile flooring, rear aspect double glazed window and side aspect double glazed stable door to garden.

**FIRST FLOOR  
LANDING:**

Handrail and balustrading, fitted carpet and doors to all rooms.

**BEDROOM ONE:**

Picture rail, ornate cast iron fireplace, radiator, fitted carpet and front aspect double glazed window.

**BEDROOM TWO:**

Picture rail, radiator, fitted carpet and rear aspect double glazed window.

**BEDROOM  
THREE:**

Built in wardrobe, radiator, fitted carpet and rear aspect double glazed window.

**FIRST FLOOR  
FAMILY  
BATHROOM:**

Access to loft. White three piece suite comprising panel enclosed bath with shower attachment over, low level W.C, vanity enclosed wash hand basin, vaulted ceiling with double glazed Velux window, eaves storage cupboards, picture rail, exposed brickwork feature wall, radiator, part tile clad walls and laminate wood effect flooring.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 80ft.** Large patio area, low maintenance stone areas, well established flower and shrub borders, external lighting, external tap, enclosed by panel fencing, pathway to garage and gated rear access.

**DETACHED  
GARAGE AND  
STORAGE AREA:**

Up and over remote door, power and lighting, rear aspect window and rear aspect double glazed French doors onto garden, with potential to convert the storage area into a home office.

**PARKING:**

Off street parking to the rear for one vehicle.

**COUNCIL TAX  
BAND:**

**D - Runnymede Borough Council**

**VIEWINGS:**

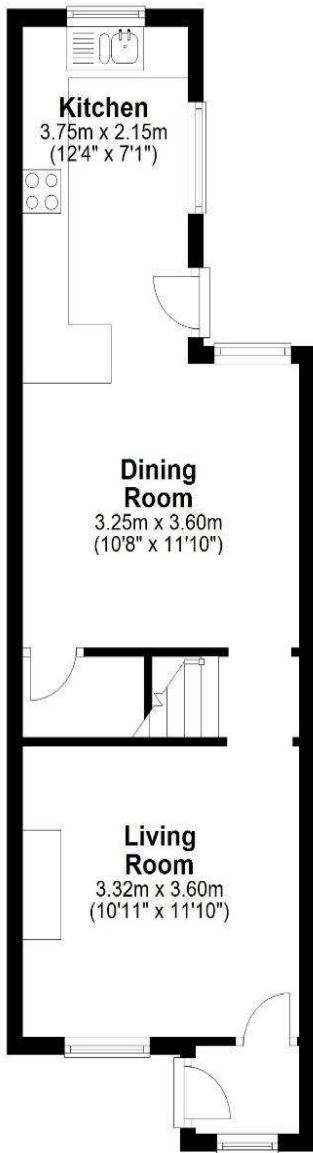
**By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**



FLOORPLAN

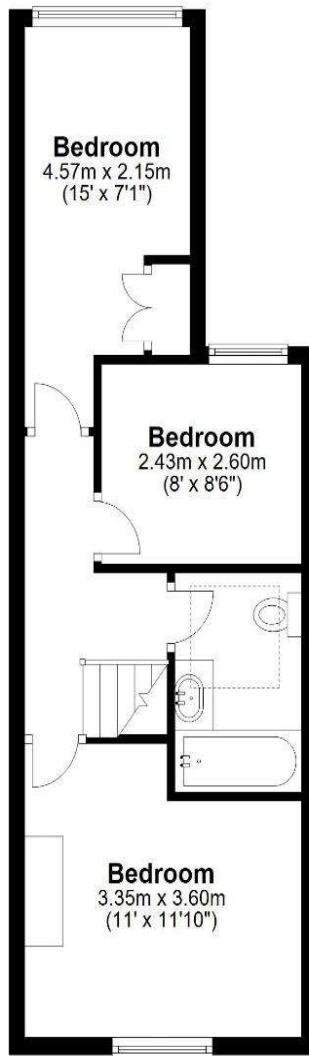
**Ground Floor**

Approx. 37.4 sq. metres (403.0 sq. feet)



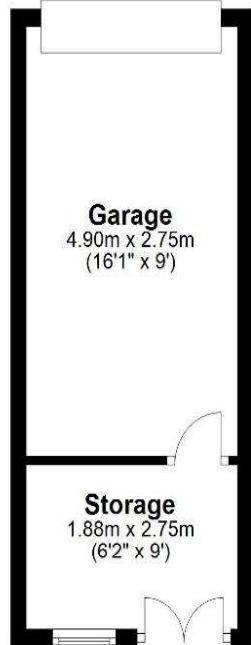
**First Floor**

Approx. 35.9 sq. metres (386.9 sq. feet)



**Garage**

Approx. 18.9 sq. metres (203.8 sq. feet)



Total area: approx. 92.3 sq. metres (993.7 sq. feet)

## Hythe Park Road, Egham, Surrey, TW20 8DA

### EPC

70 Hythe Park Road EGHAM TW20 8DA	Energy rating <b>C</b>
Valid until <b>22 September 2032</b>	Certificate number <b>2812-0121-0000-0597-6226</b>

Property type	Mid-terrace house
Total floor area	72 square metres

### Rules on letting this property

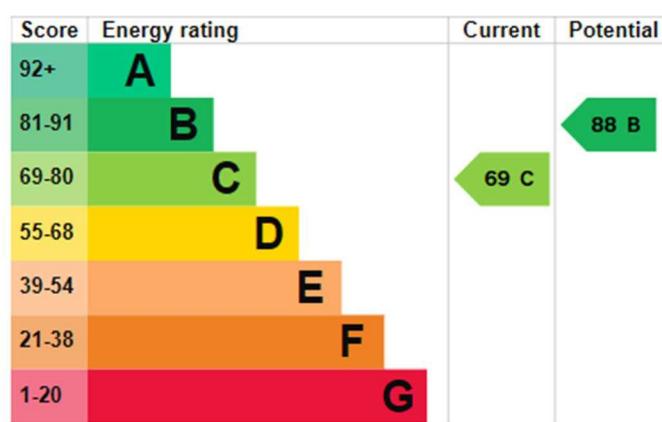
Properties can be let if they have an energy rating from A to E.

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.](#)



The graph shows this property's current and potential energy rating.