



Hythe Park Road, Egham, Surrey, TW20 8DA

£465,000 F/H



A truly stunning two bedroom Victorian semi-detached home with the rare benefit of two car parking to rear. Benefits include two reception rooms, downstairs cloakroom, shaker style kitchen, feature fireplaces and landscaped 100ft (30.48m) garden. The property is a delight of character and contemporary living throughout. Access to local shops, recreation park and schools is close at hand.

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	Double glazed front door with courtesy light to side.
<u>ENTRANCE HALLWAY:</u>	Radiator, stairs to first floor. Double glazed window to side.
<u>LOUNGE:</u>	Radiator, working cast iron fireplace. Double glazed window to front.
<u>CLOAKROOM:</u>	In white with low level WC, radiator. Frosted double glazed window to rear.
<u>DINING ROOM:</u>	Radiator, built in storage, feature chimney recess, under stairs cupboard with light, housing meters and fuse board.
<u>KITCHEN:</u>	Range of shaker style base and eye level units, laminated work tops, integrated dish washer, space for washing machine and fridge/freezer, part tiled walls, built in stainless steel Neff electric double oven and four ring induction hob, fitted extractor filter. One and a half bowl stainless steel 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 loft space with folding ladder and light.
<u>BEDROOM ONE:</u>	Radiator, feature cast iron fireplace. Two double glazed windows to front.
<u>BEDROOM TWO:</u>	Radiator. Double glazed window to rear.
<u>BATHROOM:</u>	Luxury white suite comprising low level WC, free standing bath, gull wing wash hand basin set into vanity unit, radiator, part tiled walls, cupboard housing gas combi boiler, glass shower cubicle housing chrome mixer shower, extractor fan. Double glazed window to rear.
<u>OUTSIDE</u>	
<u>OFFICE/GARDEN ROOM:</u>	Detached office to rear with light and power. Double glazed windows and doors.
<u>PARKING:</u>	Concrete hardstanding for two cars.
<u>FRONT GARDEN:</u>	Laid to paving with dwarf wall.
<u>REAR GARDEN:</u>	Approximately 100ft (30.48m). patio area with steps down to lawn, side access to front, shingle and lawn area, two security lights and pillar lights, courtyard area with power, outside tap and enclosed by brick and panel fencing, access to playing fields.
<u>COUNCIL TAX BAND:</u>	D – 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

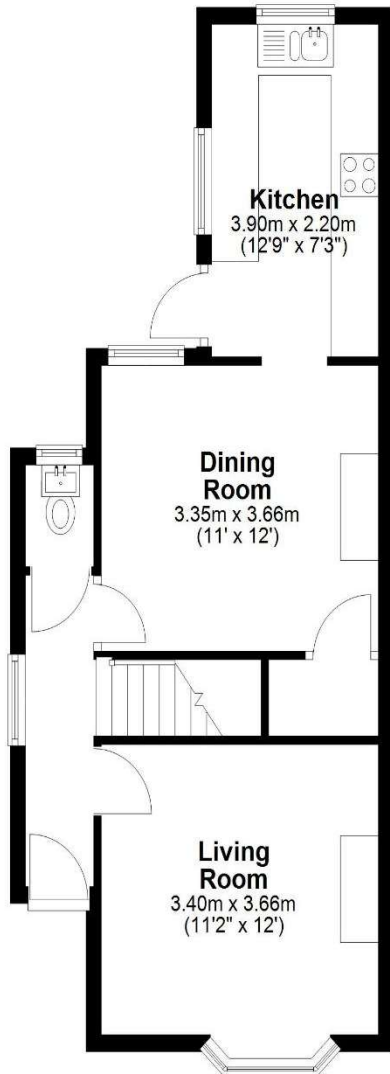


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FLOORPLAN

Ground Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



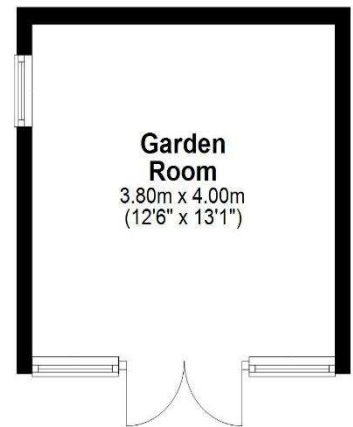
First Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Garden Room

Approx. 15.2 sq. metres (163.6 sq. feet)



Total area: approx. 95.2 sq. metres (1025.1 sq. feet)

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

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EPC

73 Hythe Park Road EGHAM TW20 8DA		Energy rating D
Valid until 8 September 2035	Certificate number 0211-3054-7201-2075-4204	

Property type Semi-detached house

Total floor area 75 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 C.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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