NEVIN & WELLS

Distinctive Homes

Established 2002









Queens Road, Egham, Surrey, TW20 9RT **£825,000 F/H**

Queens Road, Egham , Surrey, TW20 9RT

A truly stunning double fronted Victorian detached residence which has been extended and renovated by the current owner to an exquisite standard. The versatile and contemporary accommodation which retains many original and newly added character features consists of a large and highly practical entrance hallway with modern day storage solutions, amazing open plan living areas, high specification kitchen breakfast room with sliding doors into garden areas, utility area, a luxury ground floor shower room, first floor luxury bathroom, three reception rooms, a beautifully landscaped rear garden, home office/ gymnasium and off street parking for two vehicles.

Composite double glazed front door to:

ENTRANCE HALLWAY: Stairs to first floor, coved ceiling, radiator, original parquet flooring, bespoke storage area for coats, hats, shoes and doors to all rooms.

LIVING ROOM: Feature cast iron fireplace with wood surround, mantle and heath, coved ceiling, bespoke fitted cupboards and shelving, solid Oak flooring, double glazed front aspect bay window with bespoke shutter blinds and open plan leading to: -

FAMILY ROOM: King truss rafters, vertical radiator, solid Oak flooring, double glazed Velux windows, rear aspect double glazed floor to ceiling patio sliding doors and open plan to: -

RECENTY FITTED KITCHEN/BREAKFAST ROOM: Comprising eye and base level units with engineered stone work surfaces, butler sink with Quooker tap, fitted double oven, fitted induction hob with built in extractor, fitted dishwasher, fitted fridge/freezer, fitted wine cooler, under floor heating, storage cupboard, tiled flooring, double glazed skylight windows, rear aspect patio sliding doors to garden and doors to all rooms.

DINING ROOM: Coved ceiling, original parquet flooring, feature brick exposed fireplace. Ornate radiator, front aspect double glazed bay window with bespoke shutter blinds.

UTILITY ROOM: Comprising eye and base level units with square edge work surface, single sink drainer unit with mixer tap, wall mounted combination boiler, space for appliances, under floor heating, wood effect tiled flooring, side aspect double glazed window and door to: -

LUXURY SHOWER ROOM: Comprising double shower cubicle with rainwater showerhead, separate shower attachment and tiled all round, vanity enclosed wash hand basin, concealed low level WC, heated towel rail, extractor fan, fully tiled walls, wood effect tiled flooring and under floor heating.

FIRST FLOOR LANDING: Access to loft, radiator, fitted carpets, double glazed window with bespoke shutter blinds, hand rail and balustrading, doors to all rooms.

MASTER BEDROOM: Coved ceiling, Victorian cast iron fireplace, radiator, bespoke fitted wardrobes, front and rear aspect double glazed windows with bespoke shutter blinds and fitted carpet.

BEDROOM TWO: Victorian cast iron fireplace, coved ceiling, radiator, front aspect double glazed window with bespoke shutter blinds and fitted carpet.

BEDROOM THREE: Built in wardrobes, radiator, fitted carpet and rear aspect double glazed window.

LUXURY FIRST FLOOR FAMILY BATHROOM: White three piece suite comprising panel enclosed bath with riser shoer over, glass shower screen, part tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tile flooring and rear aspect double glazed window.

OUTSIDE

LANSCAPED REAR GARDEN: **Approximately 60ft** modern large patio area, lawn area, well established and stocked flower, shrubs and tree borders, enclosed by panel fencing and brick walling, gravel pathway to: -

HOME OFFICE/GYM: Space for gym equipment, appliances, desks and storage, full power and lighting, side aspect windows and front aspect doors to garden.

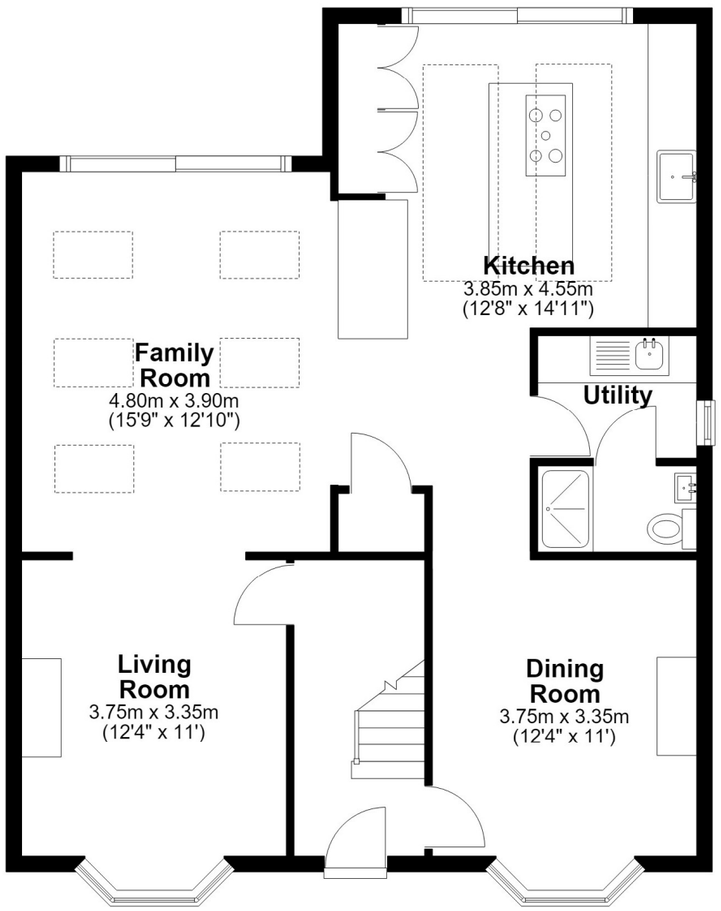
PARKING: Providing off street parking for two vehicles.

COUNCIL TAX BAND: **F –** Runnymede Borough Council

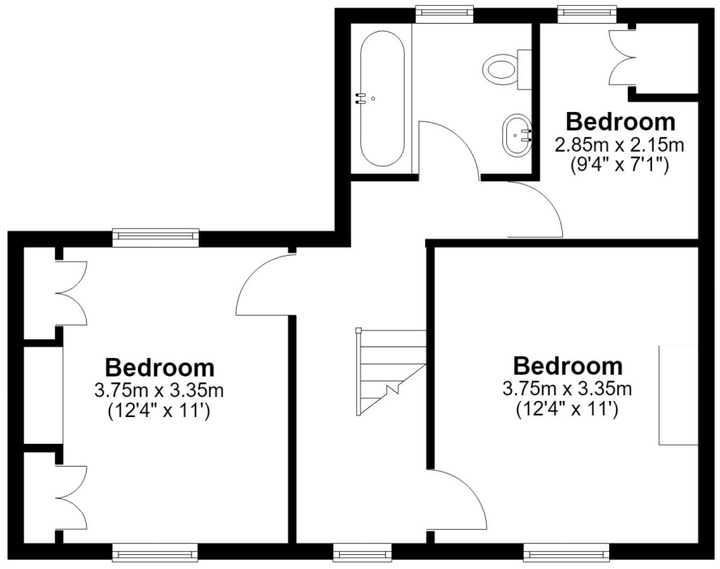
VIEWINGS: **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk**

FLOORPLAN

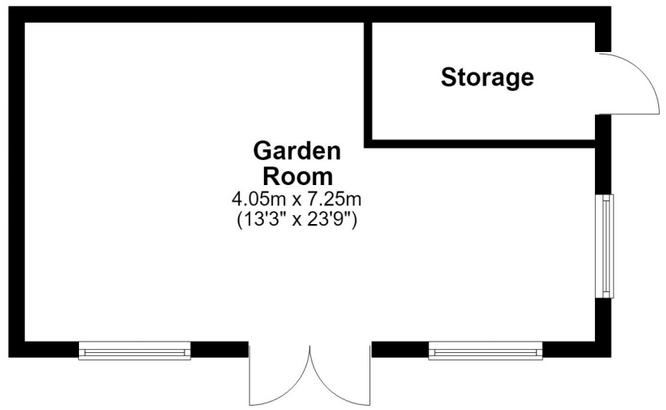
Ground Floor
Approx. 82.8 sq. metres (891.7 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.9 sq. feet)



Garden Room
Approx. 29.2 sq. metres (314.7 sq. feet)



Total area: approx. 157.1 sq. metres (1691.3 sq. feet)

EPC

5 Queens Road
EGHAM
TW20 9RT

Energy rating: **D**

Valid until	Certificate number
29 June 2036	7502-3064-3206-1336-0204

Property type	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 C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.







