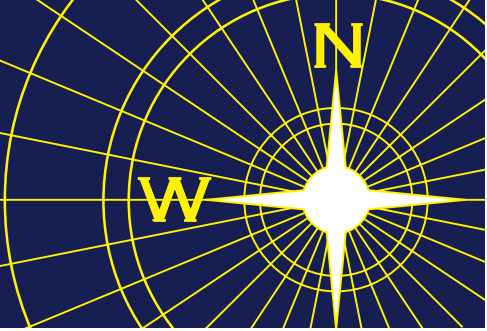




The Grove, Surrey, TW20 9QJ

£500,000 F/H



An excellent opportunity to acquire this double storey extended Victorian semi-detached residence located in central Egham. Benefits include own driveway providing off street parking for up to four vehicles, two bathrooms, two double bedrooms, two receptions rooms, fitted kitchen, gas central heating, replacement double glazed throughout and a private rear garden. **NO ONWARD CHAIN.**

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Double glazed door to:-

<u>ENTRANCE HALLWAY:</u>	Stairs to first floor, laminate wood effect flooring and doors to all rooms.
<u>LOUNGE:</u>	Cast iron fireplace with tiled hearth, radiator, built-in storage cupboards with fitted shelving above, wooden floors and front aspect double glazed bay window.
<u>DINING ROOM:</u>	Under stairs storage cupboards, radiator, laminate wood effect flooring, rear aspect double glazed window and opening to:-
<u>FITTED KITCHEN:</u>	Comprising eye and base level units with rolled edged work surfaces, single sink drainer unit with mixer tap, fitted oven, hob and extractor over, space for appliances, part tiled walls, tiled flooring, radiator, side aspect double glazed window and door to:-
<u>INNER HALLWAY:</u>	Tiled flooring, sided aspect double glazed door to garden and door to:-
<u>GROUND FLOOR BATHROOM:</u>	White three piece suite comprising tiled enclosed bath with power shower over, pedestal wash hand basin, low level W.C, radiator, fully tiled walls, tiled flooring and side aspect opaque double glazed window.
<u>FIRST FLOOR LANDING:</u>	Access to loft, fitted carpet and doors to all rooms.
<u>BEDROOM ONE:</u>	Built-in mirror wardrobes, radiator, original wooden floors and front aspect double glazed window.
<u>BEDROOM TWO:</u>	Radiator, fitted carpet, rear aspect double glazed window and opening to:-
<u>DRESSING ROOM:</u>	Fitted carpet, built-in wardrobes with overhead storage and door to:-
<u>EN-SUITE SHOWER ROOM:</u>	Comprising separate shower cubicle with power shower, low level W.C, extractor fan, radiator, fully tiled walls, tiled flooring and rear aspect opaque double glazed window.

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 40ft. Large patio area, low maintenance area, external tap, external lighting and enclosed by panel fencing.
<u>PARKING:</u>	Own driveway providing off street parking for up to four vehicles and enclosed by panel fencing.
<u>FRONT:</u>	Low maintenance area, gated side access to rear and pathway to main entrance.
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

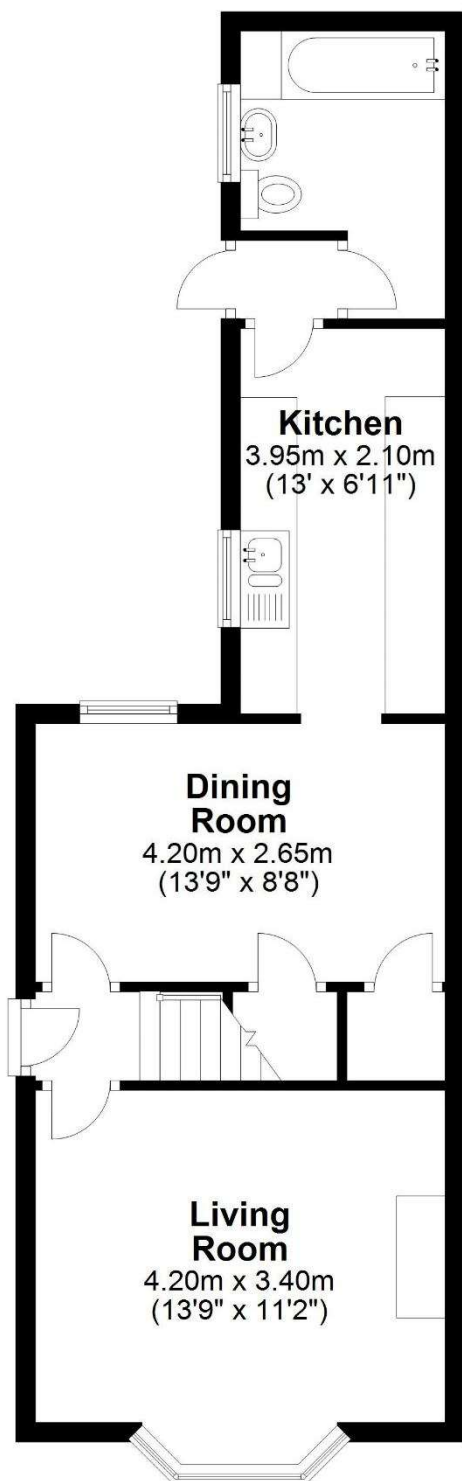


The Grove, Egham, Surrey, TW20 9QJ

FLOOR PLAN

Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Total area: approx. 81.8 sq. metres (880.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any errors contained in the statement. These plans are for representation purposes only and should be used as such for any prospective purchaser. The owners, vendors and agencies listed in this specification have not been tested and no guarantee as to their quality, ability or their efficiency can be given.

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

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EPC

5, The Grove EGHAM TW20 9QJ		Energy rating D
Valid until 12 February 2029	Certificate number 9278-6088-7222-6821-7914	

Property type Semi-detached house

Total floor area 82 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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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