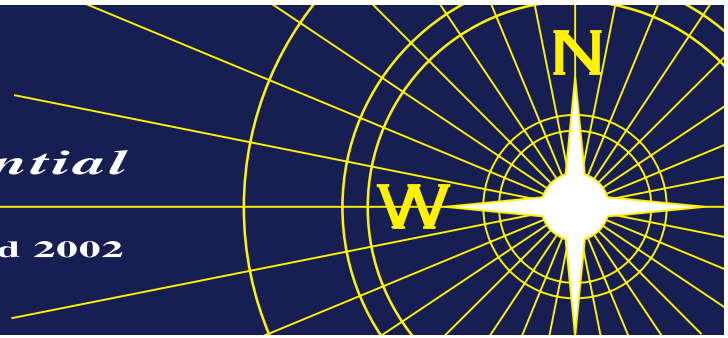
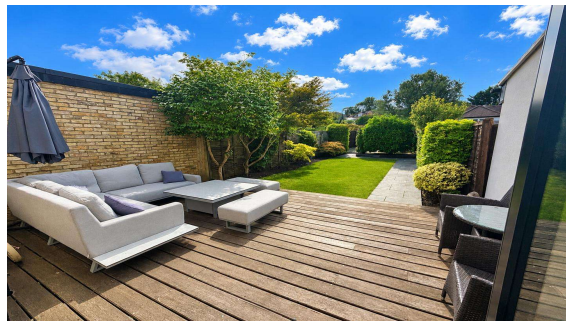
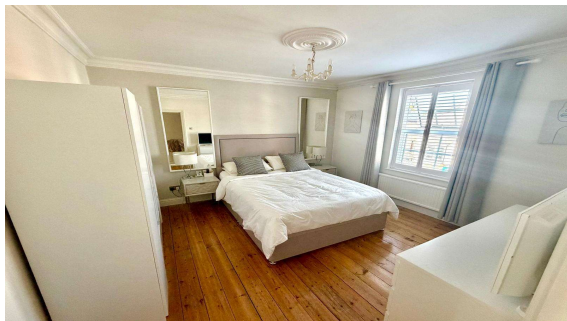




Milton Road, Egham, TW20 9PF

O.I.E.O £480,000 F/H



A truly stunning example of a three bedroom terraced home. The property itself offers a light and airy lounge, modern kitchen / dining area to the rear, four piece first floor bathroom, 60ft landscaped garden with parking to the rear. Situated within close proximity Magna Square, High Street amenities and mainline station.

Milton Road, Egham, Surrey, TW20 9PF

Part glazed front door into:-

**ENTRANCE
HALLWAY:**

Stairs to first floor with cupboard below, double radiator, ornate coving and doors to:-

LOUNGE:

Two radiators, ornate coving and ceiling rose. Double glazed bay window to front.

**KITCHEN / DINING
ROOM:**

Kitchen area: Gloss white fitted eye and base level units with Oak work surfaces, one and half bowl stainless steel sink unit with mixer tap, concealed dishwasher, fridge / freezer and washing machine. Porcelain tiled floor, part tile walls, double oven with five gas ring hob and extractor over, wall mounted boiler, double glazed window to rear and open plan to:-

Dining area: Porcelain tiled floor, radiator, ornate coving and bi-fold doors onto decked area and garden.

LANDING:

With doors to all rooms, hatch to loft with Velux window.

BEDROOM ONE:

Stripped floorboards, radiator, ornate coving and ceiling rose. Double glazed window to front.

BEDROOM TWO:

Stripped floorboards, ornate coving and ceiling rose, radiator and double glazed window to rear.

BEDROOM THREE:

Radiator, ornate coving and double glazed window to front.

**FOUR PIECE
BATHROOM:**

Panel enclosed bath with central mixer tap and shower attachment, oversized sink unit with mixer tap and drawers below, low level W.C, fully tiled floor, half tiled walls, heated towel rail, double glazed window to rear and corner shower cubicle.

OUTSIDE

REAR GARDEN:

60ft Mainly laid to lawn and landscaped with raised decked area, flower and shrub borders, ornate paving to rear, outside light and tap. Timber storage shed and gate leading to:-

PARKING:

Gravelled parking area for one vehicles.

FRONT GARDEN:

Paved pathway, central shingled area and boxed hedging to front.

VIEWINGS:

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

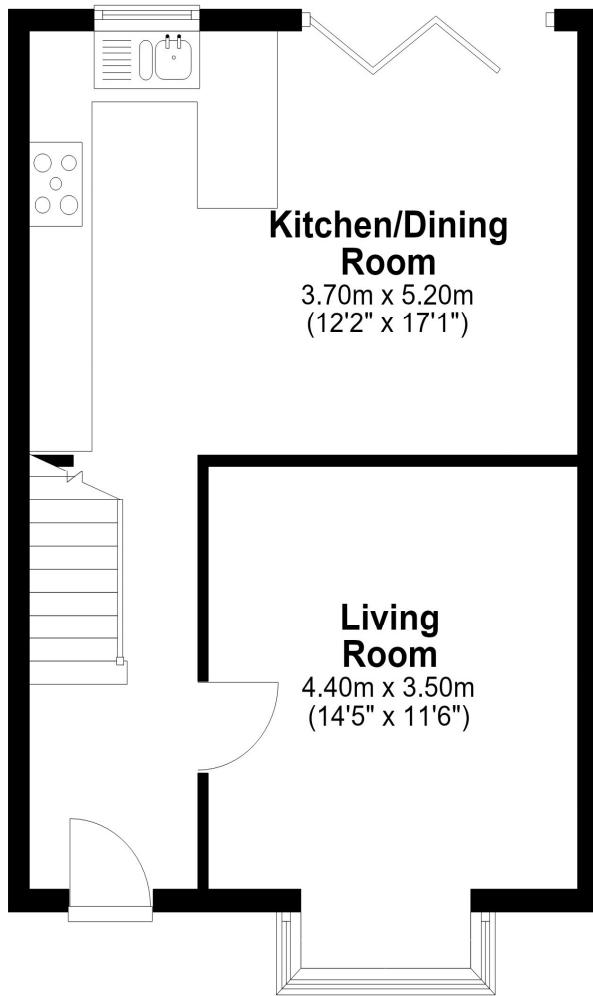


Milton Road, Egham, Surrey, TW20 9PF

FLOOR PLAN

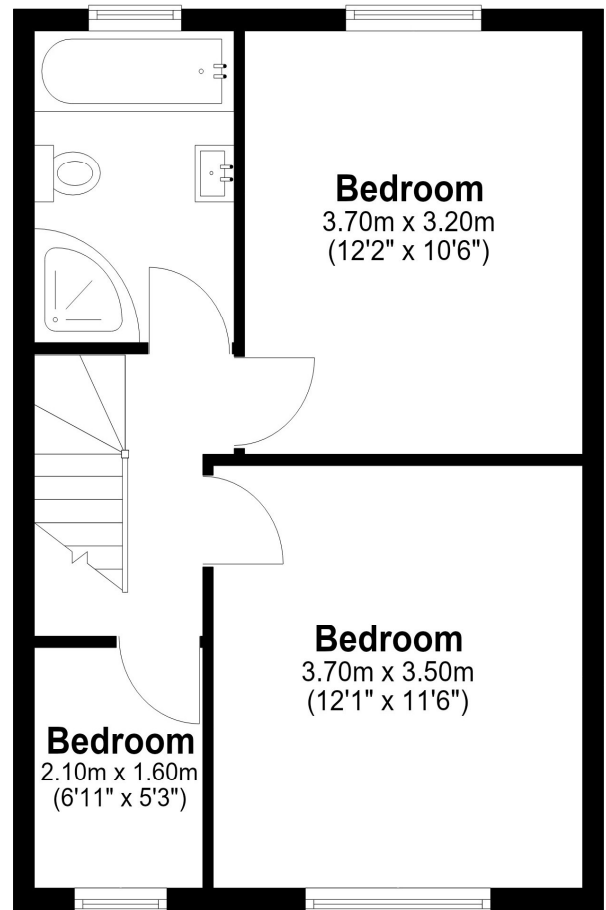
Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 72.7 sq. metres (782.5 sq. feet)

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

Milton Road, Egham, Surrey, TW20 9PF

EPC

22 Milton Road
EGHAM
TW20 9PF

Energy rating

C

Valid until

5 August 2036

Certificate number

7736-7128-0600-0877-5206

Property type	Mid-terrace house
Total floor area	77 square metres

Rules on letting this property

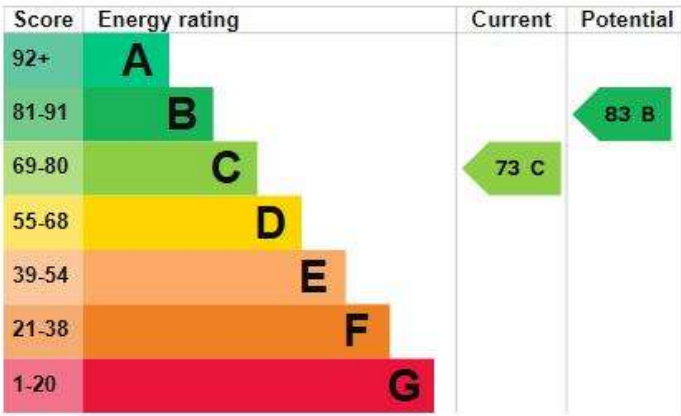
Properties can be let if they have an energy rating from A to E.

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.