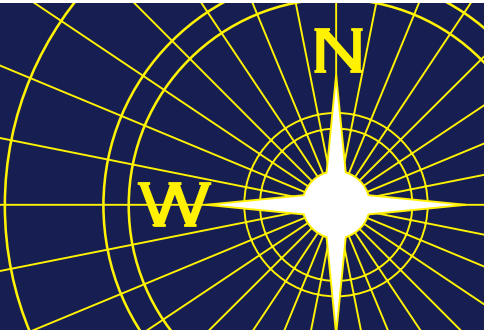




The Crescent, Egham, Surrey, TW20 9PQ

£675,000 F/H



This is a truly unique, recently built detached residence situated in one of Central Egham's most convenient locations, just yards from Magna Square, High Street amenities, mainline station and local school. The immaculate accommodation comprises large entrance hallway, downstairs WC, living room, stunning 19ft kitchen/dining room with French doors onto a private 70ft rear garden, three double bedrooms, en-suite facilities, luxury family bathroom and own driveway providing off street parking for two vehicles with EV charging point.

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Composite double glazed door to:

**ENTRANCE
HALLWAY:**

Stairs to first floor, under stair storage cupboard, solid Oak flooring and Oak doors to all rooms.

DOWNSTAIRS W/C:

Comprising low level WC, heated towel rail, wall mounted wash hand basin, solid Oak flooring and side aspect double glazed window.

LIVING ROOM:

Radiators, solid Oak flooring, front aspect double glazed window and Front aspect double glazed bay window.

**KITCHEN/DINING
ROOM:**

Comprising eye and base level units with granite effect work tops, one and a half bowl drainer unit with mixer tap, fitted oven, hob and extractor over, fitted dishwasher, space for other appliances, solid Oak flooring, radiator, rear aspect double glazed window and rear aspect double glazed French door to garden.

**FIRST FLOOR
LANDING:**

Handrail and balustrading, side aspect double glazed window, fitted carpet, access to loft and doors to all rooms.

**PRINCIPLE
BEDROOM:**

Built in wardrobes, radiator, front aspect double glazed windows, fitted carpet and door to: -

**EN-SUITE SHOWER
ROOM:**

Comprising separate shower cubicle with riser shower, tiled all round and fixed glass shower screen, half pedestal wash hand basin, low level WC, part tiled walls and tiled flooring.

BEDROOM TWO

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

BEDROOM THREE:

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

**LUXURY FAMILY
BATHROOM:**

White three piece suite comprising panel enclosed bath, vanity enclosed wash hand basin, concealed low level WC, heated towel rail, part tiled walls, tiled flooring and front aspect double glazed window.

OUTSIDE

**PRIVATE
LANDSCAPED REAR
GARDEN:**

Approximately 70ft (Easterly facing). Patio area, lawn area, well established flower, shrub and tree borders, summer house, enclosed by panel fencing, external tap, external power and lighting and gated side access to front.

PARKING:

Block paved driveway providing off street parking for up to two vehicles, EV charging point and mature flower and shrub borders.

COUNCIL TAX BAND:

E - Runnymede Borough Council

VIEWINGS:

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

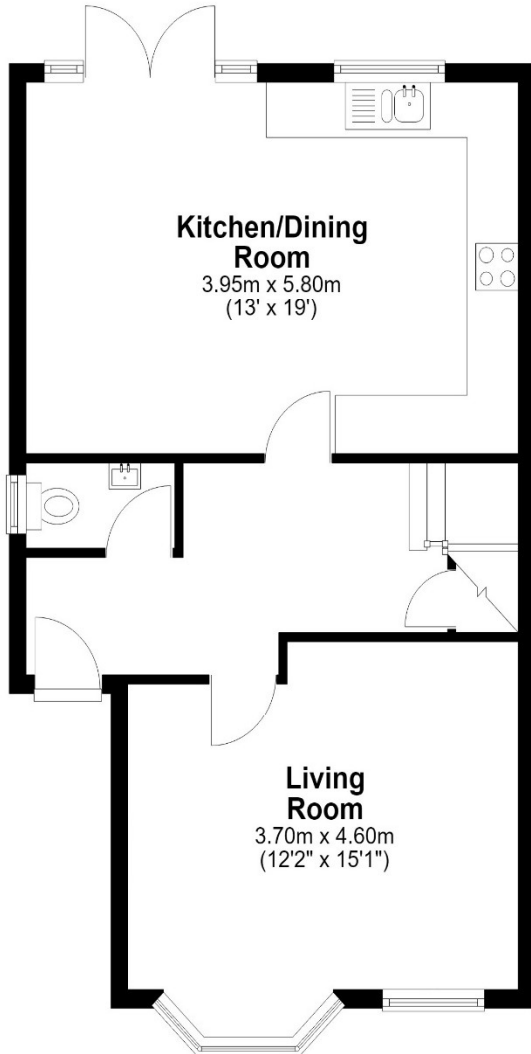


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FLOORPLAN

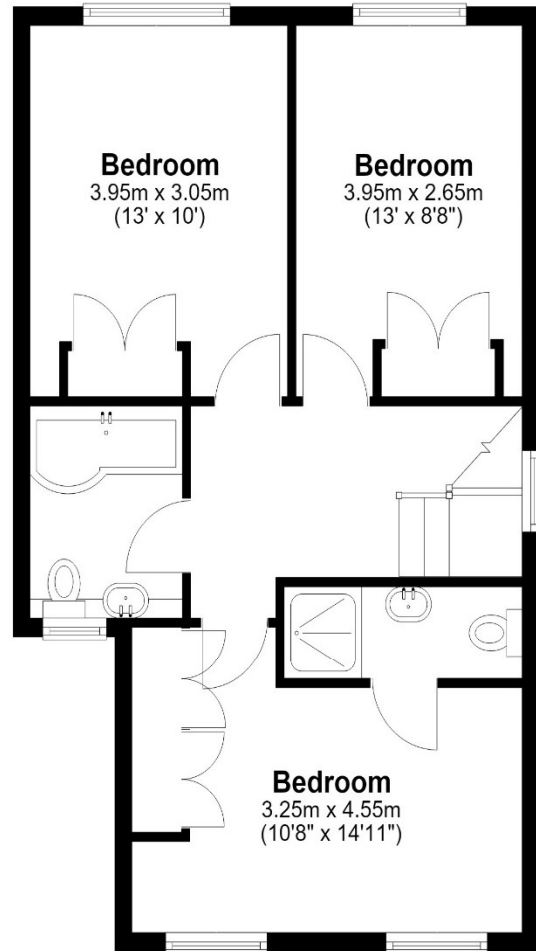
Ground Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.5 sq. feet)



Total area: approx. 104.0 sq. metres (1119.5 sq. feet)

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

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EPC

19a The Crescent EGHAM TW20 9PQ		Energy rating C
Valid until 6 July 2036	Certificate number 3400-0230-0622-8604-3363	

Property type Detached house

Total floor area 103 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](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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