

# NEVIN & WELLS

*Residential*

Established 2002



**Hythe Park Road, Egham, Surrey, TW20 8BW**

**£415,000 F/H**



A Victorian terraced cottage, situated close to local shops and schools, offering immense character and charm. Benefits include two double bedrooms, two reception rooms, modern kitchen and bathroom, separate study and 100ft (30.48m) garden. The slate roof, fascia's and guttering were also replaced in 2021. Access to High Street and mainline station is a twenty minute walk away. **No chain.**

169/170 High Street, Egham, Surrey, TW20 9EJ  
Tel. 01784 437 437 Fax. 01784 436 456  
[www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



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- HALLWAY:** Radiator, Oak flooring, inset cast iron floor grills, ornate corbels, stairs to first floor.
- LOUNGE:** Radiator, coved cornice ceiling, cupboard housing new fuseboard, original stripped pine door. Double glazed Oriel window to front.
- DINING ROOM:** Radiator, feature chimney breast with inset lights, Oak flooring, coved cornice ceiling. Double glazed door to rear.
- KITCHEN:** Range of Birch effect base and eye level units, cupboard housing Potterton gas boiler, built in AEG electric double oven, ceramic tiled floor, fitted washing machine/ dishwasher/ fridge freezer/microwave, four ring AEG gas hob with stainless steel extractor hood over, concealed lighting. Stainless steel single bowl single drainer sink with mixer tap. Double glazed French doors into rear garden.
- LANDING:** Doors to both bedrooms and bathroom.
- BEDROOM ONE:** Radiator, feature cast iron fireplace, over stair storage cupboard. Double glazed window to front.
- BEDROOM TWO:** Radiator, back to back storage cupboard. Double glazed window to rear.
- BATHROOM:** White suite comprising low level WC, wash hand basin, panel bath with electric mixer shower over, glass shower screen, part tiled walls, radiator, airing cupboard housing hot water cylinder, storage cupboard. Two double glazed Velux ceiling windows.
- STUDY:** Radiator, Oak flooring, access to tanks, feature chimney. Two double glazed Velux ceiling windows.

OUTSIDE

- REAR GARDEN:** **Approximately 100ft (30.48m).** Stone patio area, outside tap, lawn, various shrubs, timber shed. Side gate to end of terrace property
- FRONT GRADEN:** Railing to front, bike storage box.
- COUNCIL TAX BAND:** D - Runnymede Borough Council

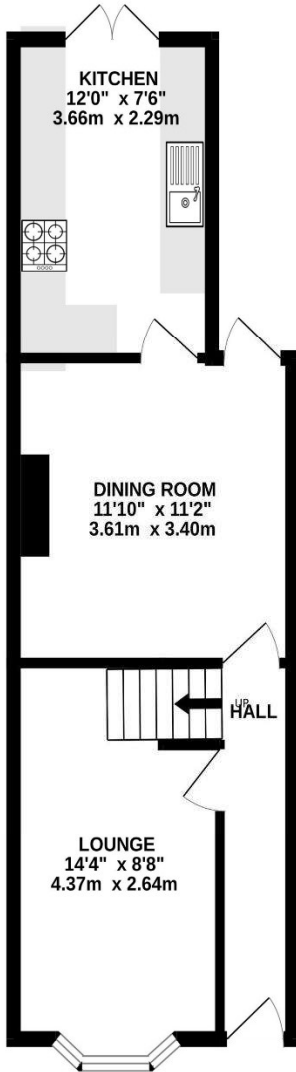
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



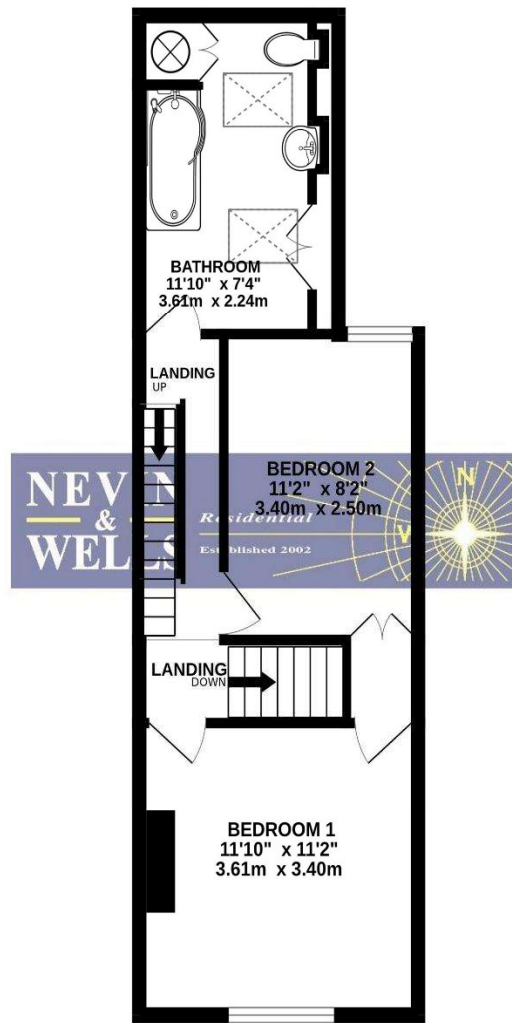
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**FLOORPLAN**

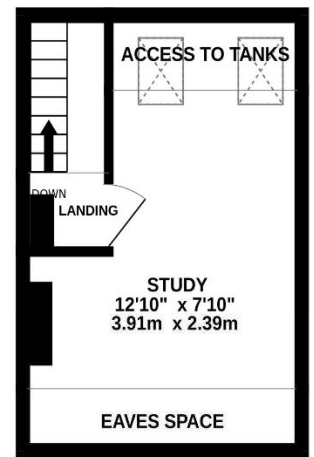
GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR  
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

14, Hythe Park Road EGHAM TW20 8BW		Energy rating <b>D</b>
Valid until <b>16 February 2030</b>	Certificate number <b>0569-2894-7526-2190-6785</b>	

Property type	Mid-terrace house
Total floor area	90 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		82 B
69-80	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.