



Spring Rise, Egham, Surrey, TW20 9PD

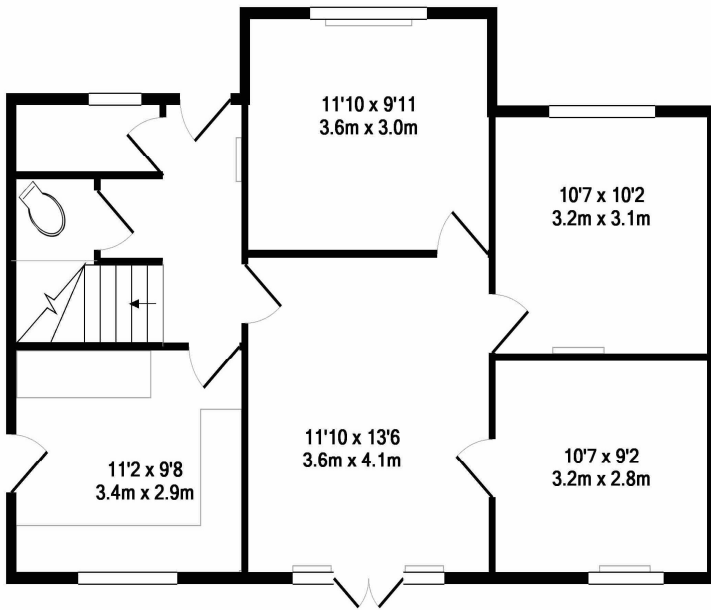
£700,000 F/H



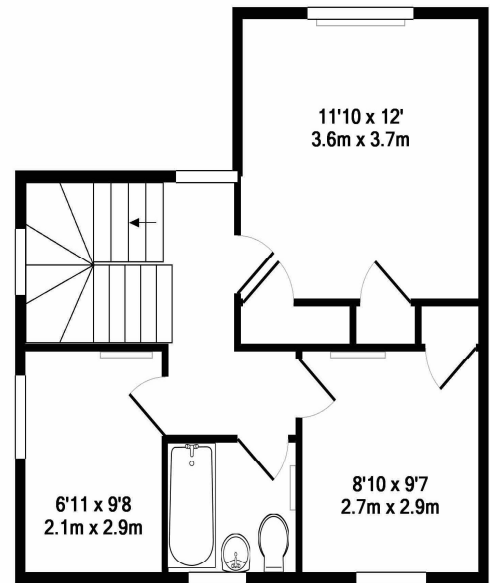
Offering versatile accommodation and potential for an annexe or a double storey extension (S.T.P.P), is this three/four bedroom detached home with garage and parking to the rear. Currently let as a six bedroom HMO there is immediate income, otherwise this property becomes available around June/July 2026. Situated in a quiet residential road close to station, Magna Square and High Street. This property would be a lovely large family home.

Ashwood House, Spring Rise, Egham, Surrey, TW20 9PD

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 707 SQ.FT.
(65.7 SQ.M.)

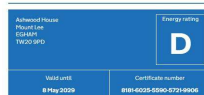


1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1159 SQ.FT. (107.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EPC



Property type Detached house
Total floor area 1159 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.



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

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**



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