



**Rusham Road, Egham, Surrey, TW20 9LP**

**£500,000 F/H**



**PRICED TO SELL!** Situated within two minutes of the train station is this completely refurbished three bedroom semi-detached house with the huge benefit of two bathrooms and a home office. In addition, the property offers three receptions and parking to the front, as well as vacant possession. Magna Square with Everyman Cinema and various restaurants are also only five minutes away.

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Composite front door to:

**ENTRANCE HALLWAY:** Radiator, wood effect laminate flooring and leading into: -

**LOUNGE:** Wood effect laminate flooring. Double glazed window to front with radiator under. Stairs to first floor.

**KITCHEN:** Gloss finish eye and base level units with concrete effect work surfaces, built in oven, four ring gas hob with extractor over, single drainer stainless steel sink unit with mixer tap, double glazed window to front, part tiled walls, wood effect laminate flooring, space for appliances, wall mounted boiler and breakfast bar with seating for four people. Open plan to: -

**FAMILY ROOM:** Wood effect laminate flooring, double glazed sliding patio doors to rear and door to: -

**INNER HALLWAY:** Built in cupboard with space for washing machine and door to: -

**BATHROOM:** Comprising panel enclosed bath with mixer shower over, vanity sink unit with mixer tap, cupboard below and concealed WC. Fully tiled walls, wood effect laminate flooring, heated towel rail and double glazed window to rear.

**LANDING:** Doors to all rooms.

**BEDROOM ONE:** Built in wardrobe with hatch to loft, double glazed window to front with radiator under.

**BEDROOM TWO:** Double glazed widow to rear with radiator under.

**BEDROOM THREE:** Double glazed window to side with radiator under.

**SHOWER ROOM:** Vanity sink unit with mixer tap and cupboard below, concealed WC, wood effect laminate flooring, double glazed window to rear, heated towel rail and walk in shower cubicle.

**OUTSIDE**

**REAR GARDEN:** Mainly laid to lawn, fully enclosed, power and tap, resin patio area and path leading to:

**HOME OFFICE:** Fully carpeted, lights and power, double glazed window and door to front overlooking garden.

**FRONT:** Parking for one vehicle approached via dropped kerb.

**COUNCIL TAX BAND:** E - Runnymede Borough Council

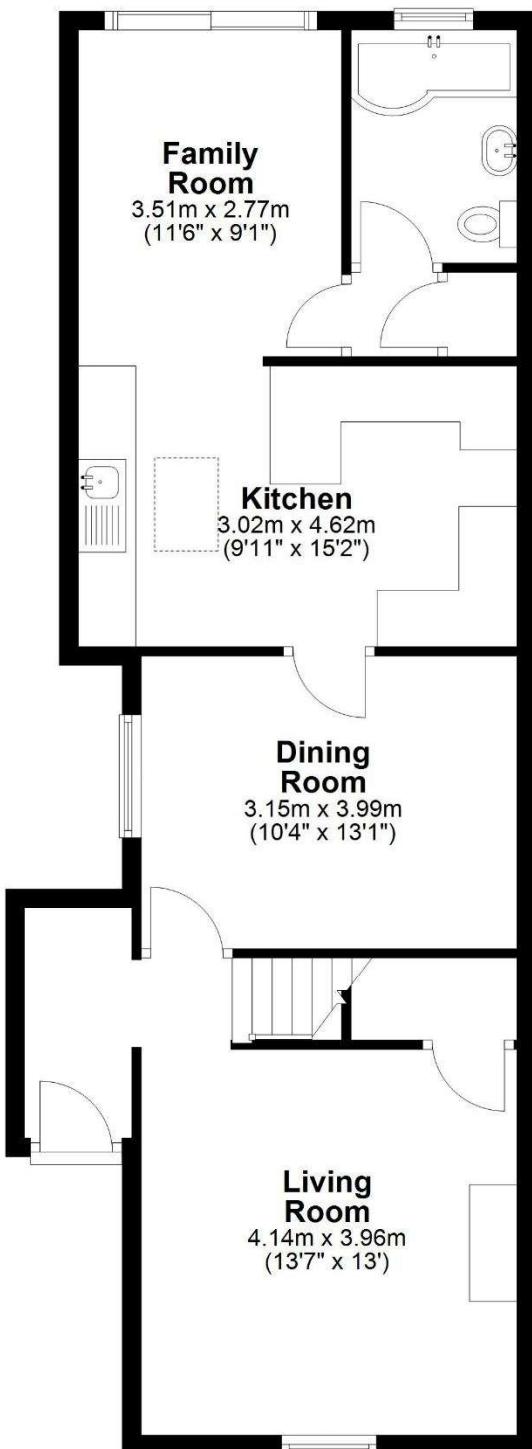
**VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



**FLOORPLAN**

**Ground Floor**

Approx. 67.3 sq. metres (723.9 sq. feet)



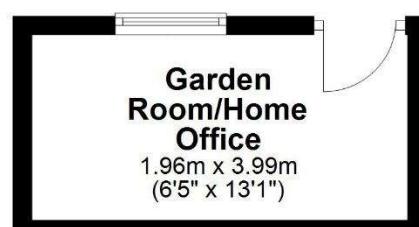
**First Floor**

Approx. 41.3 sq. metres (445.0 sq. feet)



**Garden Room/Home Office**

Approx. 7.8 sq. metres (83.9 sq. feet)



Total area: approx. 116.4 sq. metres (1252.8 sq. feet)

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EPC

51, Rusham Road EGHAM TW20 9LP	Energy rating <b>D</b>
Valid until <b>15 July 2029</b>	Certificate number <b>0167-2856-6335-9491-7281</b>

**Property type** Semi-detached house

**Total floor area** 101 square metres

## Rules on letting this property

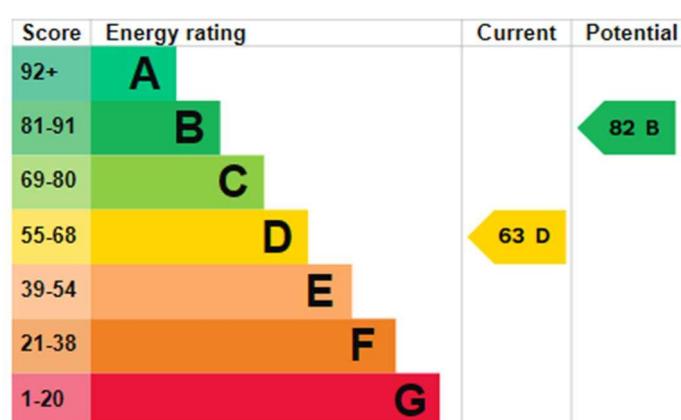
Properties can be let if they have an energy rating from A to E.

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.