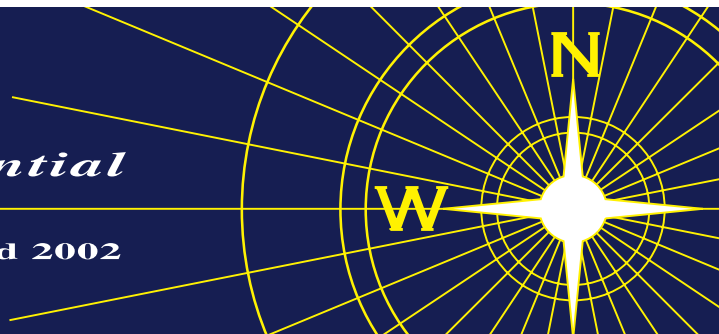




Limes Road, Egham, Surrey, TW20 9QT

O.I.E.O £990,000 F/H



A rare and versatile freehold opportunity in the heart of Egham. The historic friends meeting house at No. 9 and the adjoining self contained ground floor apartment at No. 9a, is tucked away just off the High Street. This unique property combines period charm, flexible community or commercial use, (S.T.L.A approval) and residential accommodation. All within a short walk of Magna Square, High Street amenities and mainline train station. No onward chain.

Limes Road, Egham, Surrey, TW20 9QT

Main door to:

9 LIMES ROAD

<u>ENTRANCE HALLWAY:</u>	Picture rail, radiators, storage cupboards, access to loft. Doors to all rooms and French doors to rear garden/grounds and parking.
<u>RECEPTION ROOM:</u>	Picture rail, radiators, carpet tiles, side aspect secondary glazed windows.
<u>RECEPTION ROOM/BEDROOM:</u>	Radiator, fitted carpets and rear aspect secondary glazed windows.
<u>FITTED KITCHEN:</u>	Comprising eye and base level units, rolled edge work surfaces, one and a half drainer unit with mixer tap, space for appliances, vinyl flooring and rear aspect secondary glazed windows.
<u>WC/CHANGING ROOM:</u>	Two low level WC's with cubicles, two wash hand basins, part tiled walls, vinyl flooring, side aspect secondary glazed window.
<u>SEAPRATE EC:</u>	Low level WC, wall mounted wash hand basin, radiator and vinyl flooring.
<u>WC:</u>	Low level WC, wall mounted wash hand basin, radiator and vinyl flooring.
<u>REAR GARDEN:</u>	Approx 90ft x 40ft patio area, lawn area, flower, shrub & tree borders and enclosed by panel fencing & gated access to a forest, nature trail area.
<u>PARKING:</u>	Own driveway providing access to parking for up to twelve vehicles.

9A LIMES ROAD:

<u>KITCHEN/BREAKFAST ROOM:</u>	Comprising eye and base level units with rolled edge work surfaces, one and a half bowl single drainer unit with mixer tap, space for other appliances, part tiled walls, laminate wood effect flooring. Front aspect secondary glazed window and door to: -
<u>LOUNGE/BEDROOM:</u>	Radiators, laminated wood effect flooring, side aspect secondary glazed windows, front aspect secondary glazed box bay window and door to: -
<u>BEDROOM:</u>	Radiator, laminate wood effect flooring, side aspect secondary glazed windows and door to: -
<u>EN-SUITE BATHROOM:</u>	White three piece suite comprising panel enclosed bath with shower attachment and glass shower screen, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring and side aspect secondary window.
<u>OUTSIDE:</u>	Covered courtyard area, shrub and flowering area and enclosed by panel fencing.
<u>PARKING:</u>	Off street parking for one vehicle.
<u>COUNCIL TAX BAND:</u>	C - Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

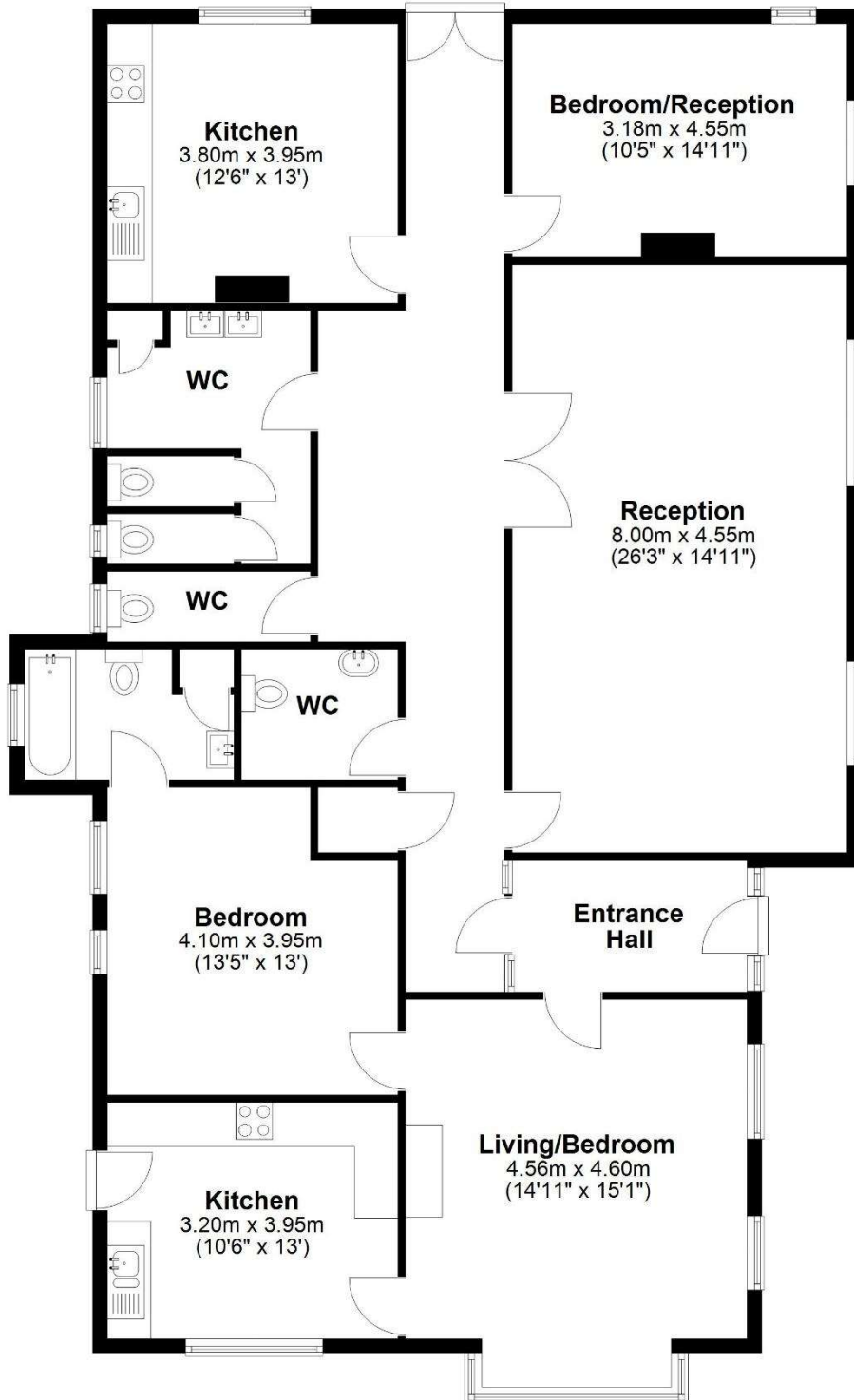


Limes Road, Egham, Surrey, TW20 9QT

FLOORPLAN

Ground Floor

Approx. 173.6 sq. metres (1868.9 sq. feet)



Total area: approx. 173.6 sq. metres (1868.9 sq. feet)

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

Limes Road, Egham, Surrey, TW20 9QT

EPC

9a, Limes Road EGHAM TW20 9QT		Energy rating D
Valid until 8 November 2028	Certificate number 8598-7320-6809-8127-3926	

Property type Ground-floor flat

Total floor area 52 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 C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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.