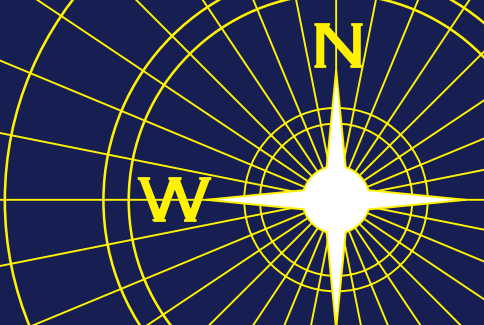




Hythe Park Road, Egham, Surrey, TW20 8BW

£400,000 F/H



A charming terraced Victorian cottage, in need of work, situated in a quiet road close to local schools and shops. This spacious home offers two double bedrooms, two reception rooms, modern bathroom, feature cast iron fireplaces, stripped pine doors, 105ft (32m) secluded rear garden and side access. Both Egham and Staines mainline stations/high streets are a twenty minute walk away and local parks are close at hand. No onward chain.

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Original front door to side of property leading into: -

LOBBY:

Stairs to first floor. Stripped pine doors into dining room and lounge.

LOUNGE:

Radiator, engineered Oak flooring, stripped skirting boards, picture rail, feature cast iron fireplace. Bay window to front.

DINING ROOM:

Radiator, open chimney breast, under stairs cupboard with light housing fuseboard, exposed floorboards. Double glazed sash window to rear. Stripped pine door into : -

KITCHEN:

Stainless steel single bowl single drainer sink unit with chrome mixer tap, space for cooker and fridge, feature exposed chimney breast with display mantle over, larder cupboard with power. Double glazed window to side, door into rear garden.

LANDING:

Radiator, stripped pine doors into both bedrooms.

BEDROOM ONE:

Radiator, feature cast iron fireplace, stripped pine floorboards, lobby with hatch to loft space. Two double glazed sash windows to front.

BEDROOM TWO:

Radiator, feature cast iron fireplace, stripped pine floorboards. Double glazed sash window to rear.

BATHROOM:

Victoriana style white suite comprising low level WC, pedestal wash hand basin, P-shaped bath with chrome twin head mixer shower over and fitted glass shower screen, part tiled walls, radiator, feature cast iron fireplace, wall mounted Vaillant gas combination boiler. Double glazed window to rear.

OUTSIDE

FRONT GARDEN:

Inset shrubs and picket fence to front.

REAR GARDEN:

Approximately 105ft (32m). Concrete patio, two sheds, lawn, vegetable plot, various shrubs, new fencing, external WC. Side access gate.

**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

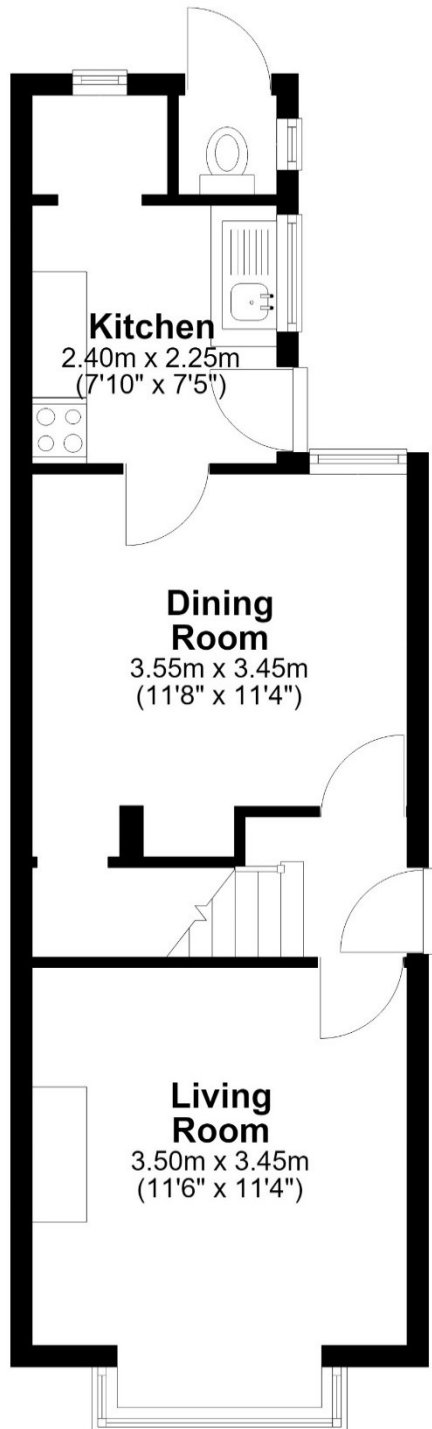


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FLOORPLAN

Ground Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.2 sq. feet)

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

Hythe Park Road, Egham, Surrey, TW20 8BW

EPC

37 Hythe Park Road EGHAM TW20 8BW		Energy rating D
Valid until 22 July 2036	Certificate number 9061-3064-2203-4776-5204	

Property type Mid-terrace house

Total floor area 78 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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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