



Rusham Road, Egham, TW20 9LR

O.I.E.O £650,000 F/H



Elegant Detached Residence in Prime Egham location. This beautifully presented three double-bedroom detached home, perfectly situated within walking distance of Egham's mainline station and its vibrant, recently regenerated High Street—now home to the stylish Everyman Cinema and an array of shops and dining options. Designed for comfort and convenience, boasting a spacious ground-floor study, ideal for remote work or a quiet reading retreat. The well-appointed interiors offer generous living areas, complemented by a westerly-facing garden, providing a serene outdoor sanctuary bathed in afternoon sun.

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Double glazed wooden front door with outside light into:-

<u>ENTRANCE HALLWAY:</u>	Laminate flooring, radiator, wall mounted thermostat, walk-in storage cupboard housing boiler, stairs to first floor and doors to all rooms and door to:-
<u>DOWNSTAIRS CLOAKROOM:</u>	Free-standing pedestal wash hand basin, low-level W.C, radiator, wood effect laminate flooring and opaque double glazed window to side.
<u>KITCHEN/DINING ROOM:</u>	Fitted range of eye and base level units with rolled edge work surfaces and concealed lighting, one and a half bow stainless steel sink unit with mixer tap, fitted and concealed dishwasher and washing machine, space for fridge freezer, stainless steel oven with four ring gas hob with extractor over, partly tiled walls, wood effect laminate flooring, radiator and double glazed windows to front and side.
<u>LOUNGE:</u>	Coved ceiling, two radiators, feature cast iron fireplace, double glazed window and sliding patio doors onto rear garden.
<u>STUDY/ OFFICE:</u>	Radiator and double glazed window to side.
<u>LANDING:</u>	Opaque window to side, built-in cupboard and large hatch to:-
<u>LOFT:</u>	Approached via pull down ladder. Fully insulated and boarded with a Velux window. <i>N.B: We feel this would convert into a bedroom quite easily, subject to the normal building regulations and planning permissions.</i>
<u>BEDROOM ONE:</u>	Built-in double wardrobes, radiator and double aspect double glazed windows to side and rear.
<u>BEDROOM TWO:</u>	Radiator and triple glazed window to front.
<u>BEDROOM THREE:</u>	Built-in wardrobe, radiator and triple glazed window to front.
<u>BATHROOM:</u>	Modern white suite comprising of low-level W.C, panel enclosed bath with mixer tap, sink unit with mixer tap and cupboards below, radiator, partly tiled walls, electric shaver point, opaque window to side, corner shower cubicle with fully tiled walls, dolphin shower and fully enclosed.

OUTSIDE

<u>REAR GARDEN:</u>	40'0 Mainly laid to lawn, paved patio area, outside light and tap, fully enclosed by fencing with side access gate to:-
<u>PARKING:</u>	Shingled driveway for at least two vehicles
<u>COUNCIL TAX BAND:</u>	F – 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

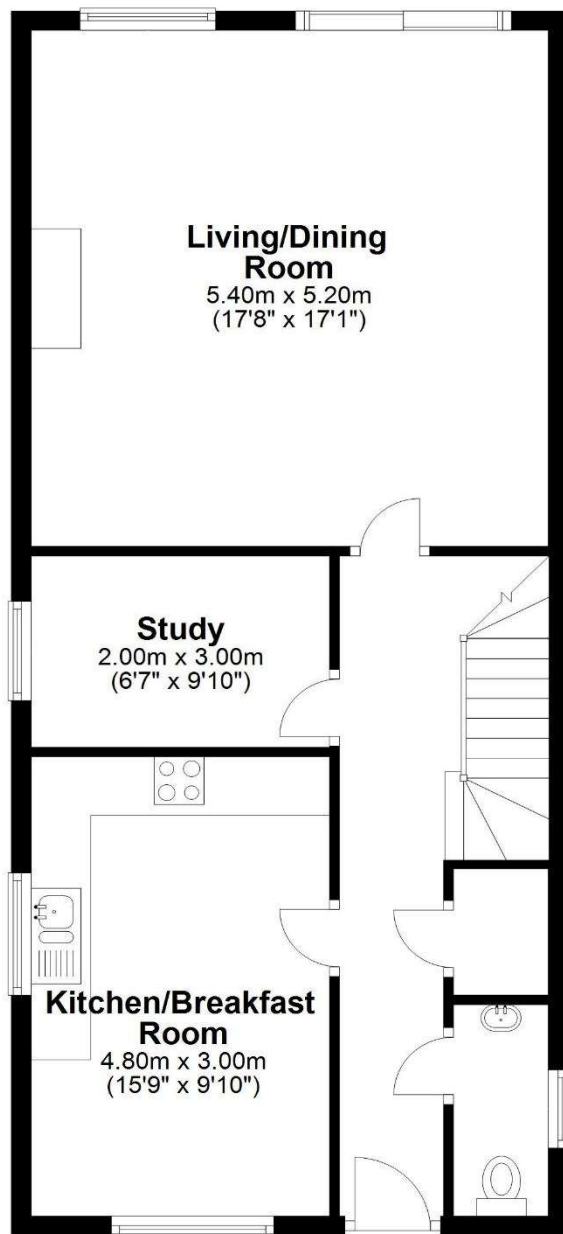


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FLOORPLAN

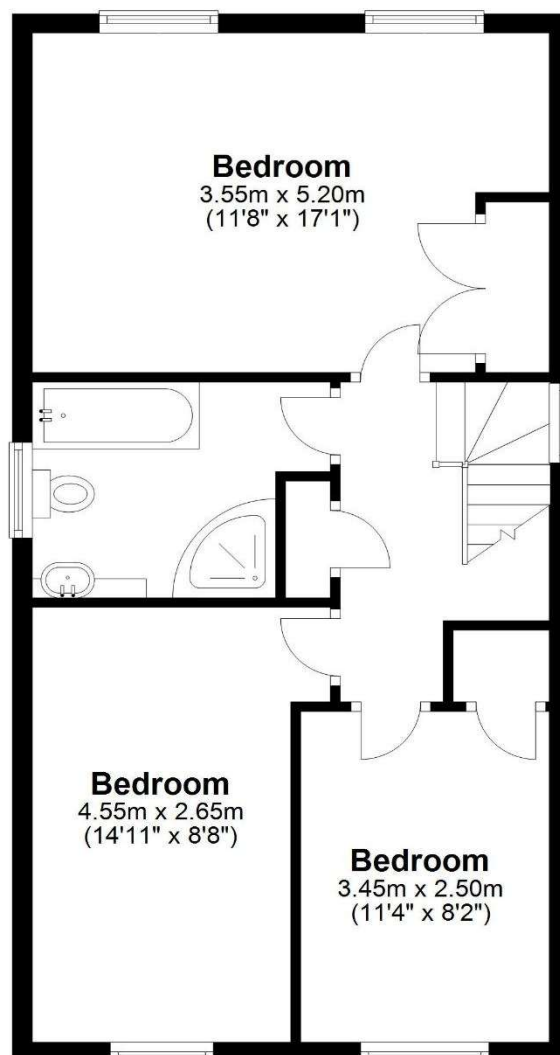
Ground Floor

Approx. 64.5 sq. metres (694.1 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.2 sq. feet)



Total area: approx. 119.6 sq. metres (1287.3 sq. feet)

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

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EPC

12a Rusham Road EGHAM TW20 9LR		Energy rating C
Valid until 14 April 2035	Certificate number 9752-3049-3204-5565-3204	

Property type	Detached house
Total floor area	119 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 C. 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	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		