



Langham Place, Egham, Surrey, TW20 9EB

£550,000 F/H



Located in the heart of Egham town centre is this rarely available three bedroom detached bungalow with own driveway and attached garage. Situated within just yards of High Street amenities, mainline train station, public transport links, Magna Square with Everyman Cinema and local schools. Benefits include entrance hallway, living room, kitchen, private rear garden, double glazing throughout and gas central heating.

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Leaded light double glazed front door to:

ENTRANCE PORCH:

Laminated wood effect flooring and part glazed door to: -

ENTRANCE HALLWAY:

Access to loft, radiator, laminate wood effect flooring and doors to all rooms.

BEDROOM ONE:

Fitted wardrobes, dressing table, radiator, laminate wood effect flooring and front aspect leaded light double glazed bow window.

BEDROOM TWO:

Fitted wardrobes, radiator, laminate wood effect flooring and front aspect leaded light double glazed bow window.

BEDROOM THREE:

Fitted wardrobes, radiator, laminate wood effect flooring and side aspect leaded light double glazed window.

LIVING ROOM:

Radiator, laminate wood effect flooring, gas fire, side aspect double glazed window, rear aspect double glazed window and door opening to: -

KITCHEN/BREAKFAST ROOM:

Comprising eye and base level units with rolled edge work surfaces, one and a half bowl drainer unit with mixer tap, fitted oven, hob and extractor over, space for appliances, part tiled walls, tiled flooring, utility area, low level storage cupboards, laminate wood effect flooring and rear aspect double glazed French doors to garden.

SHOWER ROOM:

Comprising walk in double shower cubicle with power shower, vanity unit enclosed wash hand basin, heated towel rail, fully tiled walls, vinyl flooring, side aspect opaque double glazed window.

SEAPRATE W.C:

Comprising low level WC, fully tiled walls, tiled flooring and side aspect double glazed window.

OUTSIDE

REAR GARDEN (WEST FACING):

50ft x 35ft (approximately) Patio area, low maintenance stone area, planting area, side access gate, brick-built storage shed, enclosed by panel fencing and brick walling and door leading to: -

ATTACHED GARAGE:

Up and over door with power and lighting.

PARKING:

Tarmac driveway providing off street parking for up to three vehicles.

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**

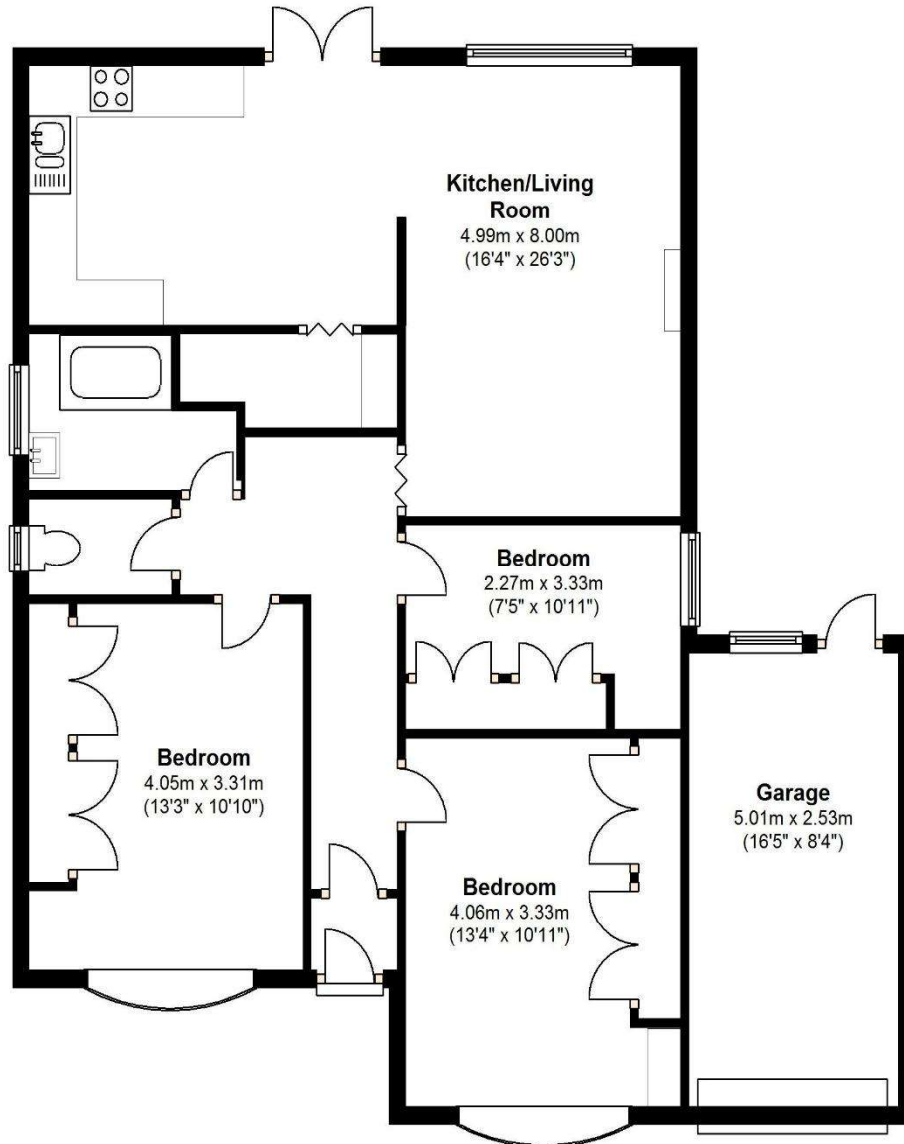


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FLOORPLAN

Ground Floor

Approx. 94.4 sq. metres (1015.9 sq. feet)



Total area: approx. 94.4 sq. metres (1015.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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

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EPC

19c, Langham Place
EGHAM
TW20 9EB

Energy rating

C

Valid until

18 April 2026

Certificate number

8336-7024-1030-5881-9992

Property type	Detached bungalow
Total floor area	81 square metres

Rules on letting this property

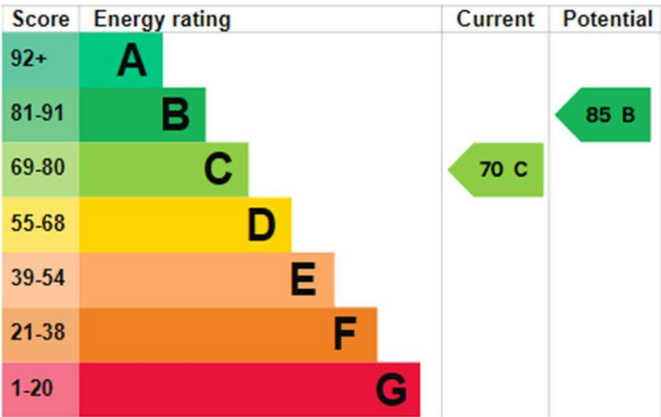
Properties can be let if they have an energy rating from A to E.

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](#).



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