



Denham Road, Egham, TW20 9BY

O.I.E.O £410,000 F/H

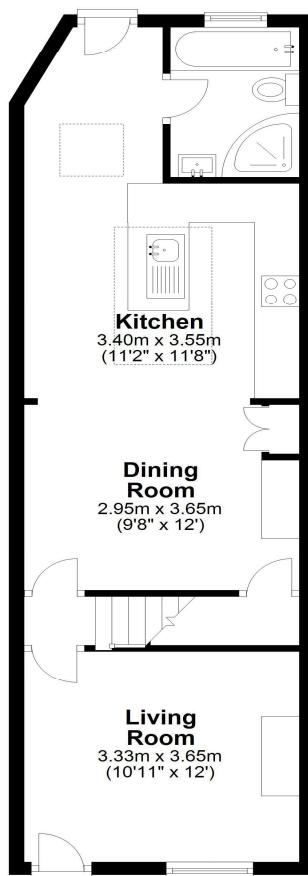


Recently renovated to a high specification is this charming two bedroom extended Victorian cottage located in the heart of Egham Town Centre. Situated within just yards of High Street amenities, Magna Square and Egham mainline train station. The beautifully presented accommodation comprises two reception rooms, open plan integrated kitchen, luxury bathroom, two double bedrooms and a private rear garden. **No onward chain.**

**FLOOR PLAN**

**Ground Floor**

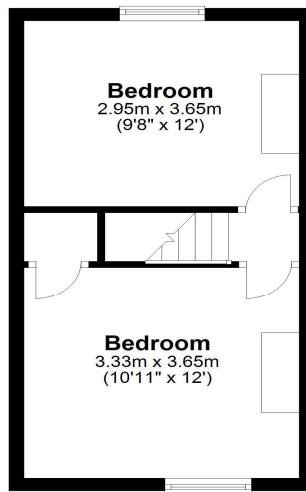
Approx. 47.6 sq. metres (512.4 sq. feet)



Total area: approx. 74.1 sq. metres (797.3 sq. feet)

**First Floor**

Approx. 26.5 sq. metres (284.8 sq. feet)



**EPC**



**Rules on letting this property**

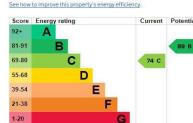
Properties can be let if they have an energy rating from A to E.

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.](#)



**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](http://www.nevinandwells.co.uk)**



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