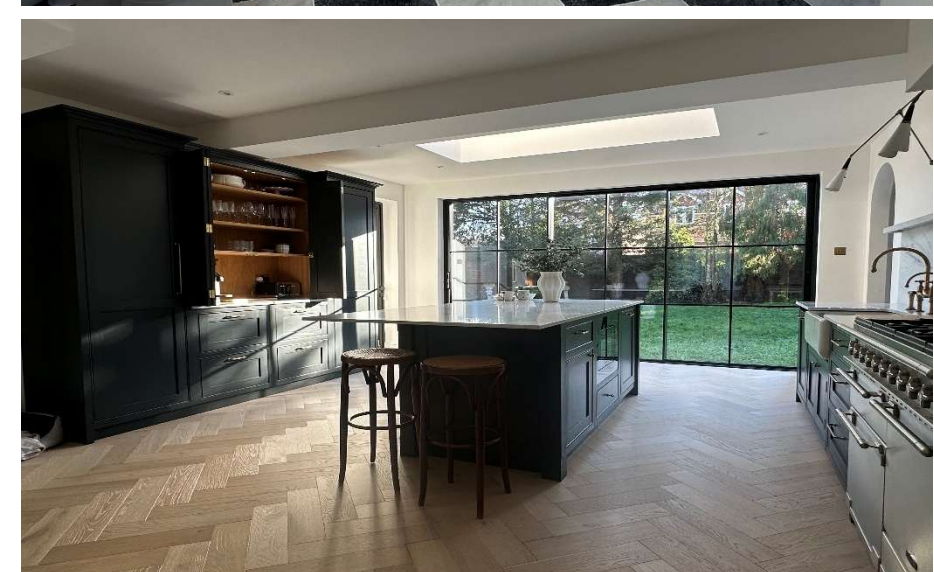
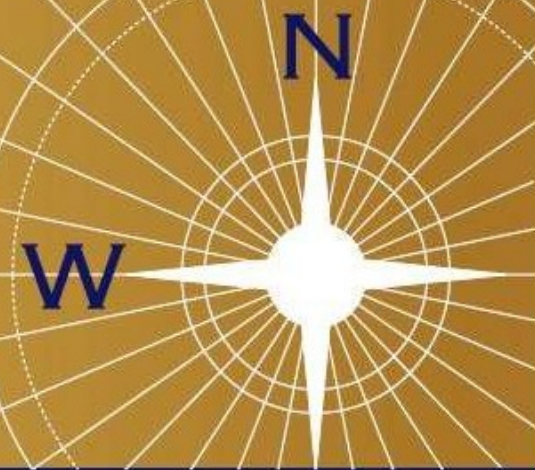


# NEVIN — & — WELLS

*Distinctive Homes*

**Established 2002**



**Crown Street, Egham, Surrey, TW20 9DA**

**£850,000 F/H**



## Crown Street, Egham, Surrey, TW20 9DA

An exceptional detached family home, which has been extensively refurbished by our clients, offering three double bedrooms and contemporary open plan living. This extended property benefits from a stunning open plan kitchen/diner, separate lounge, two bathrooms, utility room and attached garage. Externally, there is a secluded 60ft (18.29m) South facing garden and private driveway to garage. Access to mainline station (Waterloo 36 minutes), High Street shops and restaurants, schools and leisure centre is a few minutes walk away. No chain

Front door into:-

**ENTRANCE HALL:** Stairs to first floor, coved ceiling, solid limed oak flooring, radiator, access into lounge and dinning room.

**LOUNGE:** Coved cornice ceiling, feature cast iron coal effect fireplace with marble surround, marble mantle and granite hearth, radiator. Solid limed oak flooring. Front aspect double glazed window and rear aspect double glazed French doors to garden.

**DINING ROOM:** Space for dining table, coved ceiling, storage cupboard, feature cast iron fireplace. Open plan into:

**KITCHEN:** Extensive range of base and eye level units, marble worktops, built in bin cupboard, integrated Bosch dishwasher, butler sink with mixer tap and boiling water tap, marble splashback, radiator, solid limed oak flooring, built in larder unit with marble shelf, central island with marble top and storage under, fitted cooking range and extractor hood. Double glazed ceiling lantern and double glazed sliding doors into rear garden.

**UTILITY ROOM:** Space for washing machine and tumble dryer, storage cupboard, radiator, marble floor tiles. Double glazed window to rear. Door into side access lobby.

**BATHROOM:** Luxury white 'Heritage Suite' comprising low level WC, wash hand basin set into wooden vanity unit, marble tiled floor, radiator, marble tiled walls, free standing bath with central mixer tap, extractor fan. Double glazed electric Velux window.

**FIRST FLOOR LANDING:** Access to loft with folding ladder and light, radiator, oak effect flooring. Rear aspect double glazed window and doors to all rooms.

**MASTER BEDROOM:**

Built in wardrobes, over stair wardrobe, radiator, feature fireplace. Side aspect opaque double glazed window and front aspect double glazed windows.

**BEDROOM TWO:**

Built in wardrobes, over stair wardrobe, radiator. Front aspect double glazed window.

**BEDROOM THREE:**

Radiator, Side and rear aspect double glazed windows.

**FIRST FLOOR FAMILY BATHROOM:**

White three piece suite comprising panel enclosed bath with mixer shower over, glass shower screen, pedestal wash hand basin, low level W.C, extractor fan, part tiled walls, heated towel rail, storage cupboard. Rear aspect opaque double glazed window.

### OUTSIDE

**REAR GARDEN:**

Approximately **60ft x 60ft (18.29mx18.29m)** South Facing, patio area, lawn area, mature tree/shrub and flower border, external tap, seating deck, enclosed by brick walling and panel fencing.

**FRONT GARDEN:**

Lawn area and inset shrubs.

**GARAGE:**

Attached garage with light and power, access to gas boiler and Mega-flo system, windows to side. Double wooden doors to front.

**DRIVEWAY:**

Private drive to front of property.

**COUNCIL TAX BAND:**

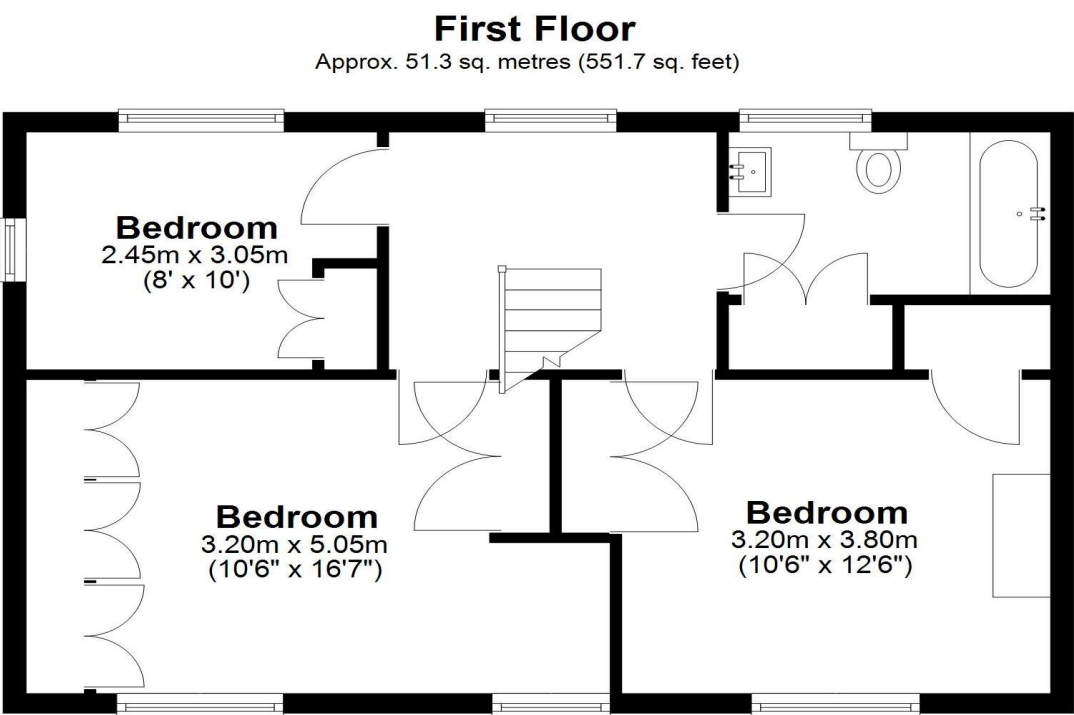
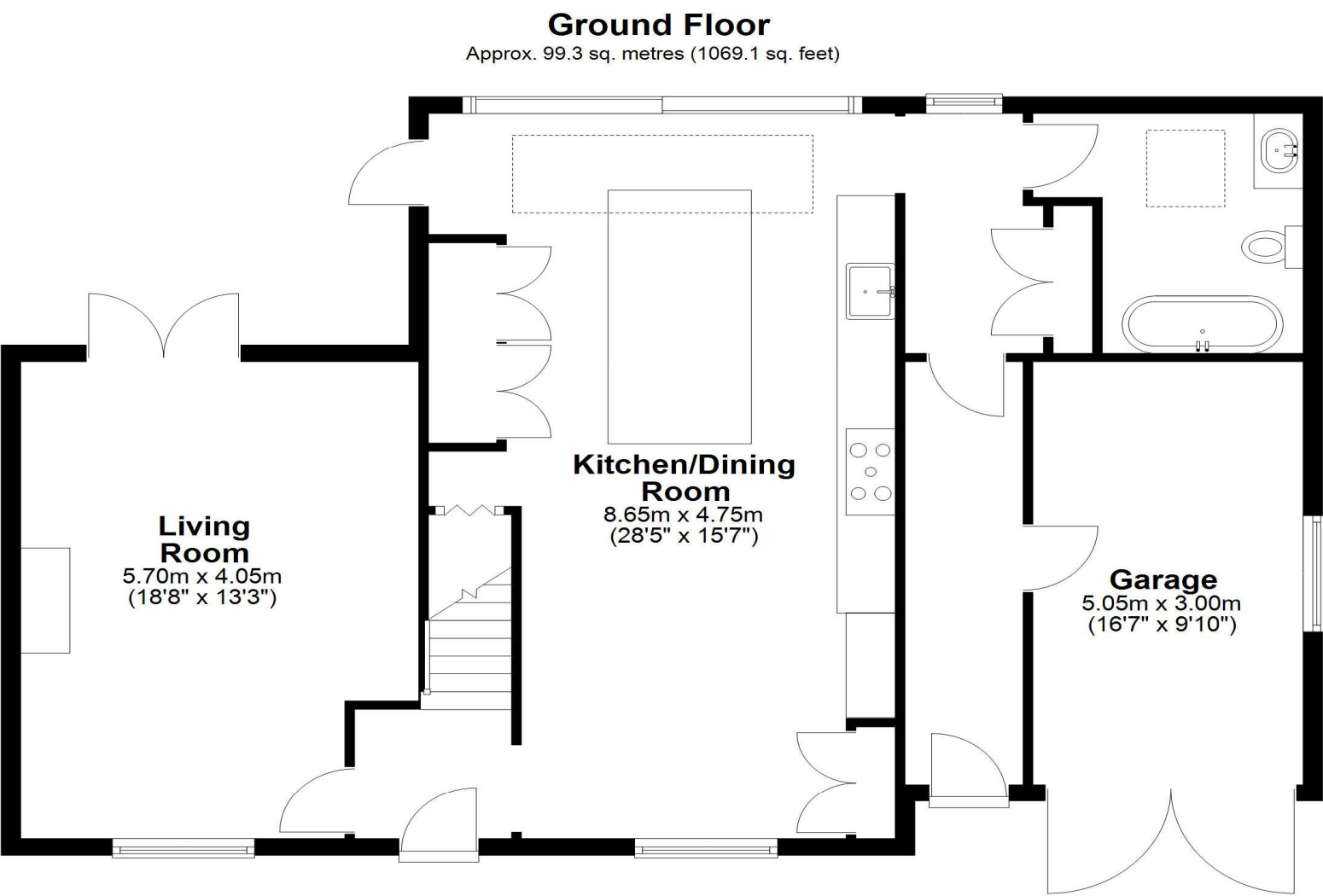
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**VIEWINGS:**

**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)**



FLOORPLAN



Total area: approx. 150.6 sq. metres (1620.7 sq. feet)

EPC

54, Crown Street EGHAM TW20 9DA		Energy rating <b>D</b>
Valid until <b>17 June 2030</b>	Certificate number <b>8403-9587-4022-3997-8603</b>	
Property type	Detached house	
Total floor area	103 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 B.  
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.



