



South Road, Egham, Surrey, TW20 0RL

£400,000 F/H



A truly charming two double bedroom Victorian terrace home situated in the heart of Englefield Green village. This delightful home hosts open plan living/dining room, fully fitted kitchen, downstairs bathroom and 45ft mature landscaped garden along with shed and gym/office space. This is the perfect blend of character meets contemporary. Local shops and schools are within a five minute walk, whilst both Windsor Great Park and Virginia Water Lake are within a five minute drive.

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Tiled pathway to front door:

LOUNGE/DINING ROOM:

Front aspect wood frame window, brick fireplace with built in storage and shelving, Oak effect flooring, radiator, open wooden staircase and door to:

KITCHEN:

Base and eye level olive green units, fitted fridge/freezer. Fitted oven and gas hob with extractor over, space for washing machine, stainless steel sink and drainer unit with mixer tap over, vaulted ceiling with Velux rear aspect wooden frame window, rear door to garden and door to:

BATHROOM:

Tiled floor to ceiling, Victorian designed suite with pedestal wash hand basin, low level WC and tiled enclosed bath with separate shower over, chrome towel rail and rear aspect sash window.

BEDROOM ONE:

Oak effect flooring, front aspect wooden frame window, built in wardrobes, radiator.

BEDROOM TWO:

Rear aspect wood frame window, Oak effect flooring, built in storage, radiator.

OUTSIDE

REAR GARDEN:

Approximately 45ft. Patio area, laid to lawn with planter borders, arched trellis to garden room/gym and storage shed.

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**

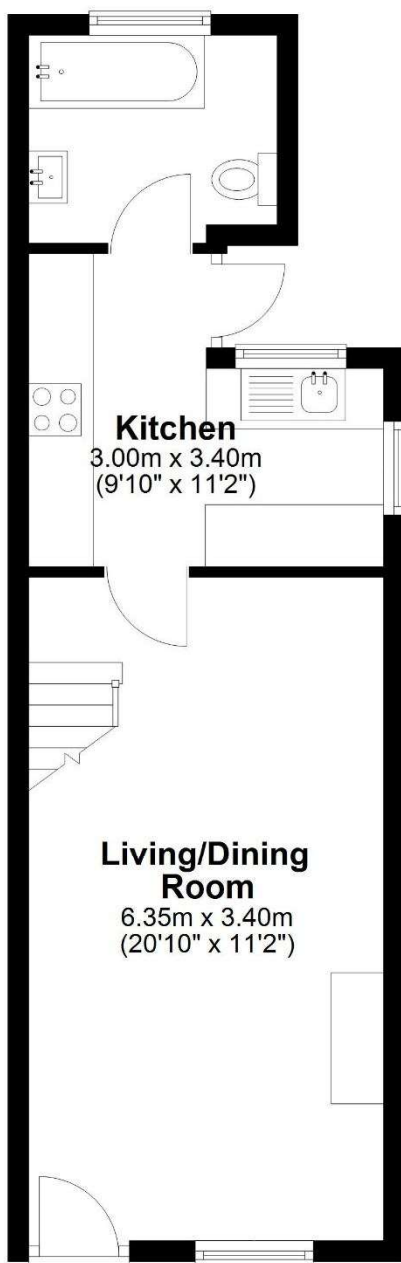


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FLOORPLAN

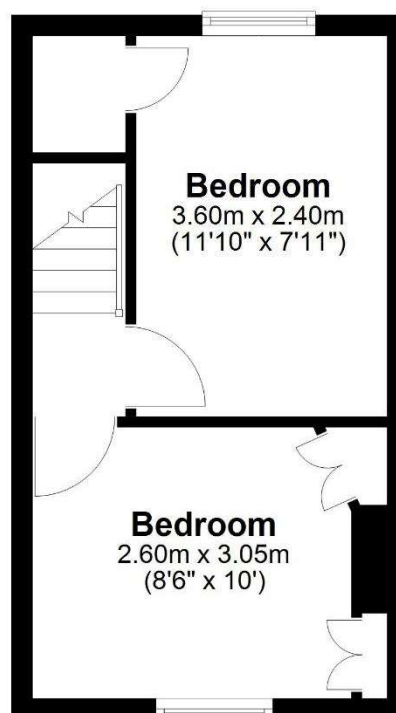
Ground Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



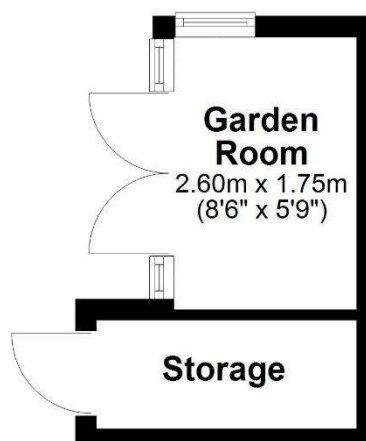
First Floor

Approx. 21.4 sq. metres (230.8 sq. feet)



Garden Room

Approx. 7.3 sq. metres (78.7 sq. feet)



Total area: approx. 63.8 sq. metres (686.2 sq. feet)

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

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EPC

13 South Road Englefield Green EGHAM TW20 0RL		Energy rating D
Valid until 28 September 2035	Certificate number 5035-1121-2500-0086-5226	

Property type Mid-terrace house

Total floor area 53 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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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