

NEVIN & WELLS

Residential

Established 2002



Hythe Park Road, Egham, TW20 8DA

£450,000 F/H



An exceptionally well presented three-bedroom Victorian terrace home with detached garage, off street parking and a luxury first floor family bathroom with vaulted ceiling. Located within just yards of local shops, schools, nurseries and public transport facilities. Further benefits include entrance porch, two reception rooms, fitted kitchen, a low maintenance, landscaped 80ft rear garden with access to open fields to the rear.

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Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk



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Double glazed main door to:

ENTRANCE
PORCH:

Side aspect double glazed window and door to:

DINING ROOM:

Picture rail, radiator, under stair storage cupboard, laminated flooring, rear aspect double glazed window and door opening to:

INNER HALLWAY:

Stairs to first floor and laminated flooring and opening to:

LIVING ROOM:

Picture rail, ornate feature wall with alcove, dado rail, radiator, laminated flooring and opening to:

FITTED KITCHEN:

Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted oven, hob and extractor over, built in appliances, radiator, slate tile flooring, rear aspect double glazed window and side aspect double glazed stable door to garden.

FIRST FLOOR
LANDING:

Handrail and balustrading, fitted carpet and doors to all rooms.

BEDROOM ONE:

Picture rail, ornate cast iron fireplace, radiator, fitted carpet and front aspect double glazed window.

BEDROOM TWO:

Picture rail, radiator, fitted carpet and rear aspect double glazed window.

BEDROOM
THREE:

Built in wardrobe, radiator, fitted carpet and rear aspect double glazed window.

FIRST FLOOR
FAMILY
BATHROOM:

Access to loft. White three piece suite comprising panel enclosed bath with shower attachment over, low level W.C, vanity enclosed wash hand basin, vaulted ceiling with double glazed Velux window, eaves storage cupboards, picture rail, exposed brickwork feature wall, radiator, part tile clad walls and laminate wood effect flooring.

OUTSIDE

REAR GARDEN:

Approximately 80ft. Large patio area, low maintenance stone areas, well established flower and shrub borders, external lighting, external tap, enclosed by panel fencing, pathway to garage and gated rear access.

DETACHED
GARAGE AND
STORAGE AREA:

Up and over remote door, power and lighting, rear aspect window and rear aspect double glazed French doors onto garden, with potential to convert the storage area into a home office.

PARKING:

Off street parking to the rear for one vehicle.

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

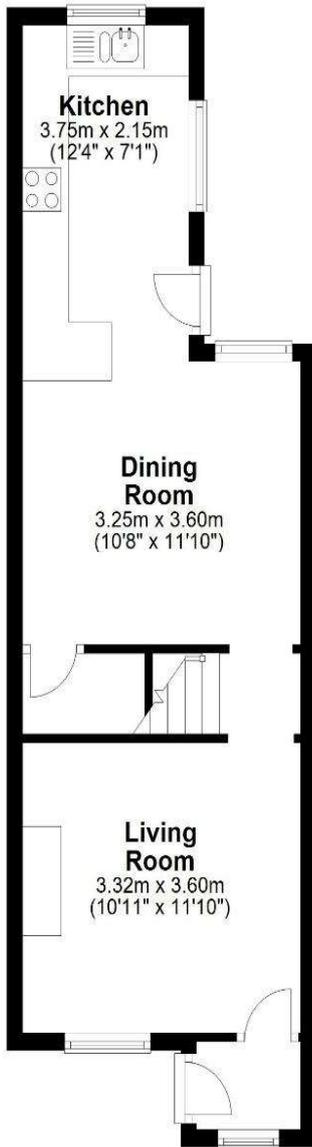


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FLOORPLAN

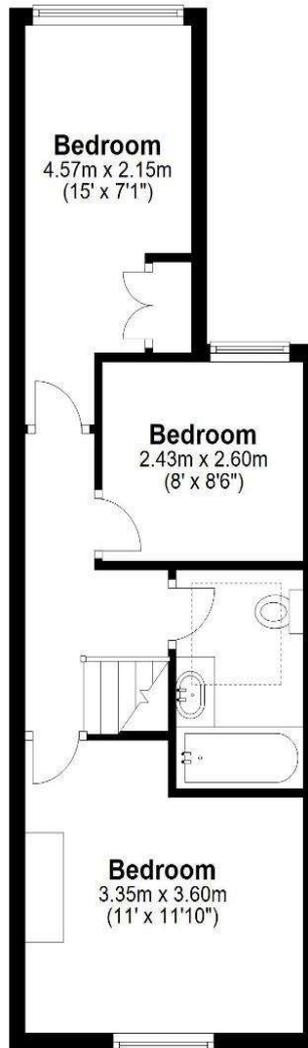
Ground Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



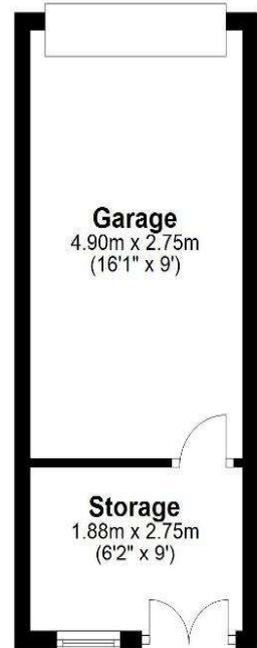
First Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



Garage

Approx. 18.9 sq. metres (203.8 sq. feet)



Total area: approx. 92.3 sq. metres (993.7 sq. feet)

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

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EPC

70 Hythe Park Road EGHAM TW20 8DA		Energy rating C
Valid until 22 September 2032	Certificate number 2812-0121-0000-0597-6226	

Property type	Mid-terrace house
Total floor area	72 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		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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