

Pond Road, Egham, TW20 8BG

O.I.E.O £375,000 F/H



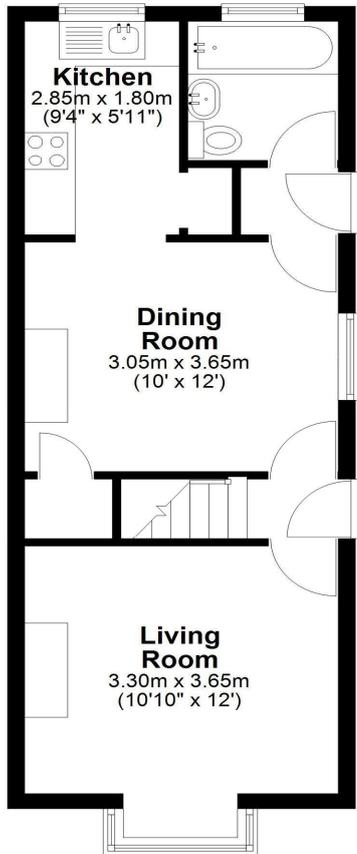
An excellent opportunity to acquire this two bedroom Victorian semi-detached property with own driveway providing off street parking for up to two vehicles. Accommodation comprises two reception rooms, kitchen, family bathroom, two double bedrooms and a private rear garden. Situated within just yards of local shops, schools and local playing field. No onward chain

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FLOOR PLAN

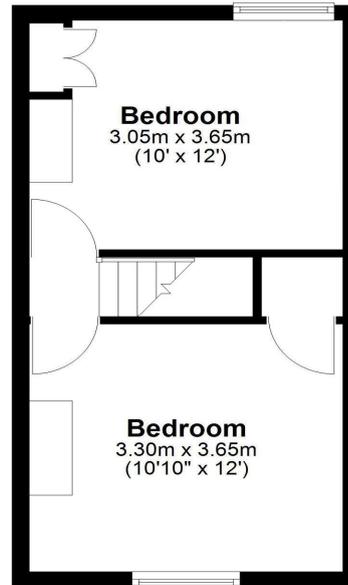
Ground Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



Total area: approx. 64.8 sq. metres (697.2 sq. feet)

EPC

2 floor house Egham TW20 8BG	Energy rating E
Valid until 10 March 2026	Certificate number 2636/2527/000000020262

Property type: Semi-detached house
Total floor area: 64 square metres

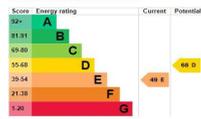
Rules on letting this property

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 E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



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

COUNCIL TAX BAND:

C - Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or visit
www.nevinandwells.co.uk



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