

NEVIN & WELLS

Residential

Established 2002



Crown Street, Egham, Surrey, TW20 9BH

£625,000 F/H



A stunning extended four bedroom family home offering open plan living and contemporary styling. This spacious property benefits from separate lounge, family room, huge kitchen/diner, downstairs cloakroom and two bathrooms. Access to High Street shops, school and leisure centre is close at hand. Magna Square, Runnymede National Trust and mainline station (Waterloo 38 minutes) is a few minutes walk away.

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<u>RECESSED PORCH:</u>	Hardwood front door into hallway.
<u>W.C:</u>	Low level WC, wash hand basin, extractor fan.
<u>ENTRANCE HALLWAY:</u>	Radiator, under stairs cupboard, stairs to first floor. Door into garage. Double glazed window to front.
<u>LOUNGE:</u>	Radiator, coved cornice ceiling, built in storage, feature limestone fireplace. Double glazed bay window to front with fitted shutter blinds.
<u>FAMILY ROOM:</u>	Feature brick fireplace, radiator, fitted shelving. Open plan into: -
<u>KITCHEN/DINER:</u>	Range of blue base and eye level units, woodblock work tops, marble breakfast bar, concealed lighting, integrated dishwasher, fitted cooking range, extractor hood, integrated fridge/freezer, tiled splash back, butler sink with mixer tap, soft close doors and drawers. Double glazed window and bi-folding doors to rear. Double glazed feature ceiling lantern.
<u>LANDING:</u>	Doors to bedroom two, three and four. Stairs to second floor. Double glazed window to side.
<u>BEDROOM TWO:</u>	Radiator, built in wardrobes. Double glazed bay window to front with fitted shutter blinds.
<u>BEDROOM THREE:</u>	Radiator, built in wardrobes. Double glazed window to rear.
<u>BEDROOM FOUR:</u>	Radiator. Double glazed window to front.
<u>BATHROOM:</u>	White suite comprising low level WC, pedestal wash hand basin, panel bath with chrome mixer shower over, fitted glass shower screen, part tiled walls, chrome ladder radiator, extractor fan. Frosted double glazed window to rear.
<u>SECOND FLOOR LANDING:</u>	Door leading into: -
<u>BEDROOM ONE:</u>	Radiator, built in wardrobes, working space, eaves storage. Double glazed window to rear and double glazed Velux ceiling window. Internal door into: -
<u>EN-SUITE SHOWER ROOM:</u>	White suite comprising low level WC, wash hand basin set into vanity unit, full width shower cubicle housing chrome mixer shower, part tiled walls, extractor fan, chrome ladder radiator. Frosted double glazed window to rear.

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 50ft (15.24m). Very secluded with stone paved patio, lawn area, external tap, various shrubs.
<u>GARAGE/UTILITY:</u>	Light, power, space for appliances. Double doors to front, door into hallway.
<u>DRIVEWAY:</u>	Brick paved drive with space for two cars.
<u>COUNCIL TAX BAND:</u>	E - Runnymede Borough Council
<u>VIEWINGS:</u>	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
806 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.

2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

13, Crown Street EGHAM TW20 9BH		Energy rating D
Valid until 1 September 2030	Certificate number 8620-7821-7360-2179-5206	

Property type Semi-detached house

Total floor area 116 square metres

Rules on letting this property

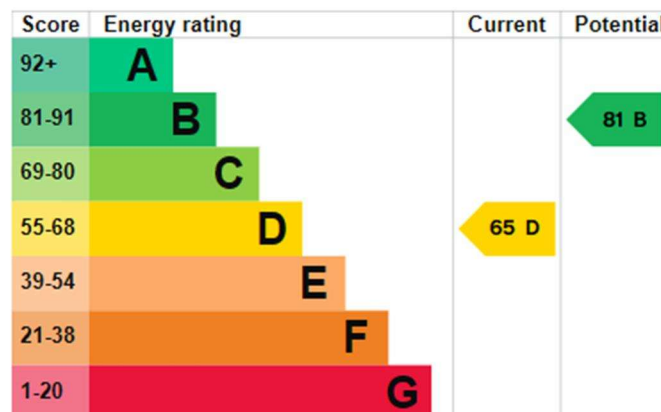
Properties can be let if they have an energy rating from A to E.

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.](#)



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