

NEVIN & WELLS

Residential

Established 2002



Hythe Park Road, Egham, Surrey, TW20 8DA

£435,000 F/H



Offering immense character and charm, a stunning Victorian cottage, which is being sold 'chain free'. This spacious home offers two double bedrooms, two reception rooms, gloss white kitchen/breakfast room, large first floor bathroom and feature cast iron fireplaces. Externally, there is a 105ft (32m) garden backing onto a recreation field and two car parking. Access to local shops, schools and park is a few minutes walk. Must be viewed.

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Double glazed front door into: -

LOUNGE: Radiator, coved cornice ceiling, built in storage, feature cast iron fireplace. Double glazed window to front with fitted shutter blinds.

LOBBY: Stairs to first floor. Doors into lounge and dining room.

DINING ROOM: Radiator, coved cornice ceiling, feature cast iron fireplace, under stairs storage cupboard with light housing meters and fuse board. Double glazed door into rear garden. Glazed door into: -

**KITCHEN/
BREAKFAST ROOM:** Range of gloss white base and eye level units, marble effect laminated work tops, ceramic tiled floor, tiled splashback, integrated washing machine and fridge/freezer, integrated dishwasher, wall mounted Worcester Bosch gas combi boiler, vertical radiator, breakfast box seat with storage under, built in electric oven and four ring gas hob, stainless steel extractor hood, stainless steel one and a half bowl sink with chrome mixer tap. Double glazed window and French doors.

LANDING: Coved cornice ceiling, hatch to loft space with folding ladder and light.

BEDROOM ONE: Radiator, coved cornice ceiling, feature cast iron fireplace, built in wardrobes, over stairs cupboard. Double glazed window to front with fitted shutter blinds.

BEDROOM TWO: Radiator, coved cornice ceiling. Double glazed window to rear.

BATHROOM: White suite comprising low level WC, pedestal wash hand basin, panel bath with chrome mixer shower over, fitted glass shower screen, radiator, part panelled walls, extractor fan. Frosted double glazed window to rear.

OUTSIDE

REAR GARDEN: **Approximately 105ft (32m).** Lawn, stone patio, large timber shed, outside tap, side and rear access gates.

FRONT GARDEN: Laid to shingle with dwarf brick wall.

PARKING: Two car parking to rear.

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

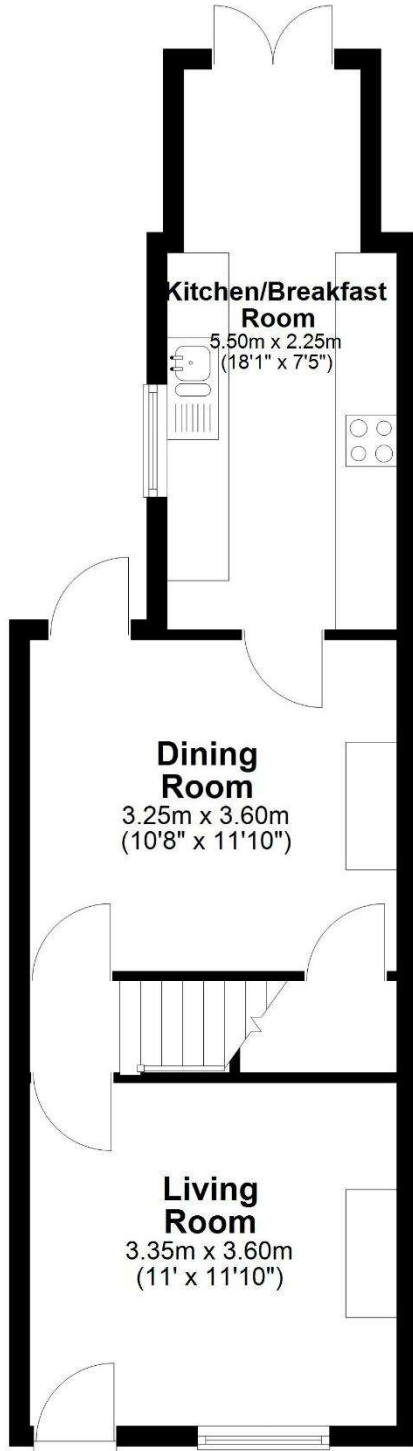


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FLOORPLAN

Ground Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.2 sq. feet)



Total area: approx. 75.6 sq. metres (814.1 sq. feet)

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

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EPC

71 Hythe Park Road EGHAM TW20 8DA		Energy rating C
Valid until 27 April 2036	Certificate number 3100-8784-0722-2621-3463	

Property type	Mid-terrace house
Total floor area	76 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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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