



**Park Road, Egham, Surrey, TW20 9BJ**

**£440,000 Freehold**



Offering NO ONWARD CHAIN is this freshly decorated and re-carpeted three bedroom 1930's mid terrace home, situated at the end of a private section of road. This extended property offers lounge with bay window, dining room, kitchen breakfast room, modern shower room and 40ft (12.19m) garden. Egham High Street and new Magna Square development are a five minute walk away, as is the mainline station. Private parking area in front of properties.

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- CANOPY PORCH:** Double glazed front door under leading into:
- ENTRANCE HALL:** 3.66m x 1.83m (12' x 6') Radiator, stairs to first floor. Double glazed window to front. Door into:
- LOUNGE:** 4.11m x 3.05m (13'6 x 10') Radiator, feature tiled fireplace. Double glazed bay window to front.
- FAMILY ROOM:** 4.83m x 3.66m (15'10 x 12'0) Radiator, storage cupboard, under stair cupboard. Open plan into:
- KITCHEN:** 4.88m x 2.13m (16' x 7') Range of pine panel base and eye level units, tile effect flooring, part tiled walls, space for appliances, spaces for breakfast table, overhead extractor filter. Stainless steel single bowl sink unit with chrome mixer tap. Double glazed window and French doors to rear. Double glazed Velux window.
- LANDING:** 2.49m x 1.93m (8'2 x 6'4) Doors to all bedrooms.
- BEDROOM ONE:** 3.66m x 3.05m (12' x 10') Radiator, feature fireplace, picture rail. Double glazed window to front.
- BEDROOM TWO:** 3.66m x 2.79m (12' x 9'2) Radiator, feature fireplace, airing cupboard housing hot water cylinder. Double glazed window to rear.
- BEDROOM THREE:** 2.84m x 1.93m (9'4 x 6'4) Radiator, picture rail. Double glazed window to rear.
- SHOWER ROOM:** 2.03m x 1.63m (6'8 x 5'4) Luxury white suite comprising low level W.C, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, glass shower cubicle housing electric mixer shower, extractor fan. Frosted double glazed window to front.

**OUTSIDE**

- REAR GARDEN:** 12.19m (40ft) Paved patio, lawn, brick storage shed, outside tap, various shrubs.
- FRONT GARDEN:** Inset shrub bed with dwarf wall to front.
- PARKING:** Private parking area in front of property.

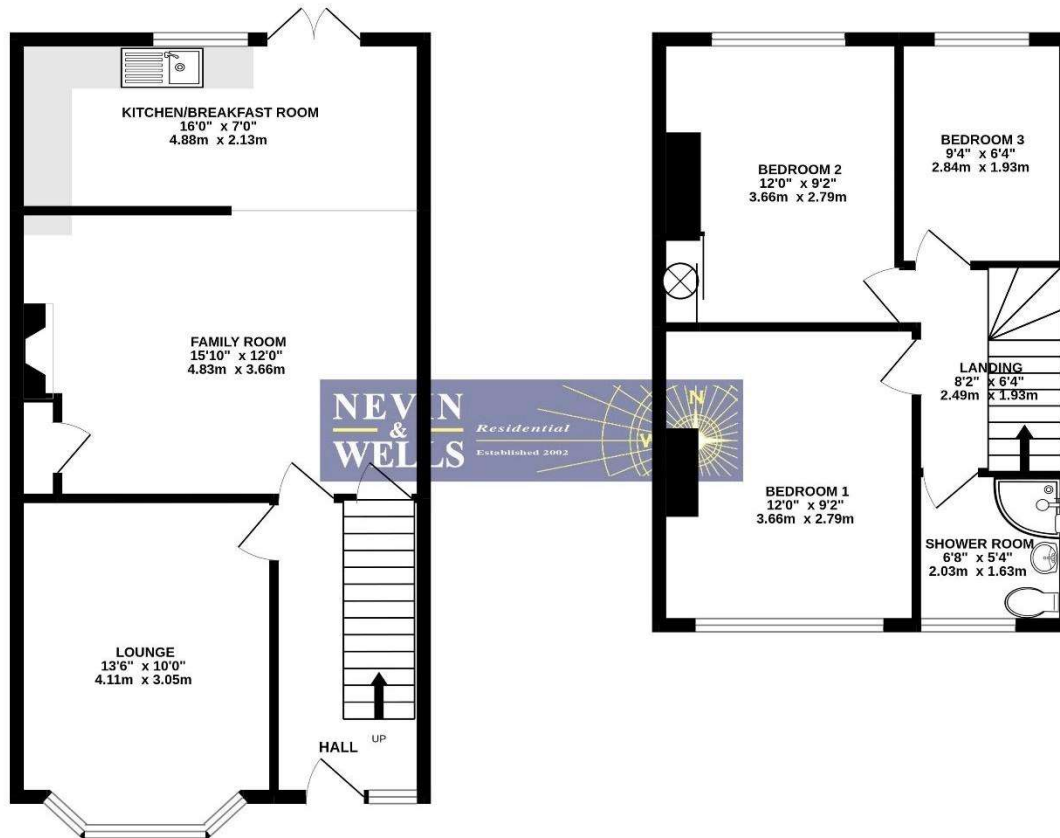
**VIEWINGS:** By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

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FLOORPLAN

GROUND FLOOR

1ST FLOOR



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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## Park Road, Egham, Surrey, TW20 9BJ

### EPC

21 PARK ROAD EGHAM TW20 9BJ		Energy rating <b>E</b>
Valid until 18 June 2031	Certificate number 0100-2851-1060-2199-5611	
Property type	Mid-terrace house	
Total floor area	86 square metres	

### Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.