



A stunning two bedroom house, which has been completely refurbished by the current owner, offering style and contemporary décor throughout as well as the huge benefit of a garage and a private rear garden. Situated in the heart of historic Egham and a short walk from Egham station as well as the newly built and vibrant Magna Square complex and Everyman Cinema.

Denham Road, Egham, Surrey, TW20 9DF

Front door:

Stairs to first floor, smart electric heater, open plan to:

LOUNGE/KITCHEN: 7.30m x 3.57m (23'11 x 11'8)

KITCHEN AREA:

Modern range of shaker style eye and base level units with marble effect work surfaces, concealed dishwasher and fridge. Stainless steel oven, four ring halogen hob with extractor over, breakfast bar with seating for four, sink unit with mixer tap, double glazed window to front, open plan to:

LOUNGE AREA:

Vertical smart electric radiator and double glazed sliding patio door to rear.

LANDING:

Hatch to loft and doors to:

BEDROOM ONE: 3.58m x 2.93m (11'9 x 9'62) Wood effect laminate flooring, built in wardrobes with cupboards and drawers. Double glazed window to rear.

BEDROOM TWO: 3.58m x 1.99m (11'9 x 6'6) Wood effect laminate flooring, double glazed window and Velux window to front.

BATHROOM: Modern suite comprising low level W.C, circular sink bowl with mixer tap and drawers below. Bath with oversized showerhead, shower screen and extractor.

OUTSIDE

REAR GARDEN: 30ft. Mainly laid to lawn, fully enclosed with patio area.

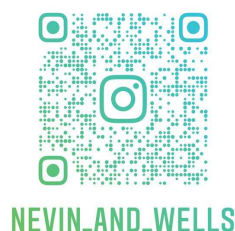
GARAGE: With light and power, space for freezer, metal up and over door. Approached via:

OWN DRIVEWAY: With parking for one vehicle. Plus visitors communal parking.

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

Scan the QR code to follow us on instagram

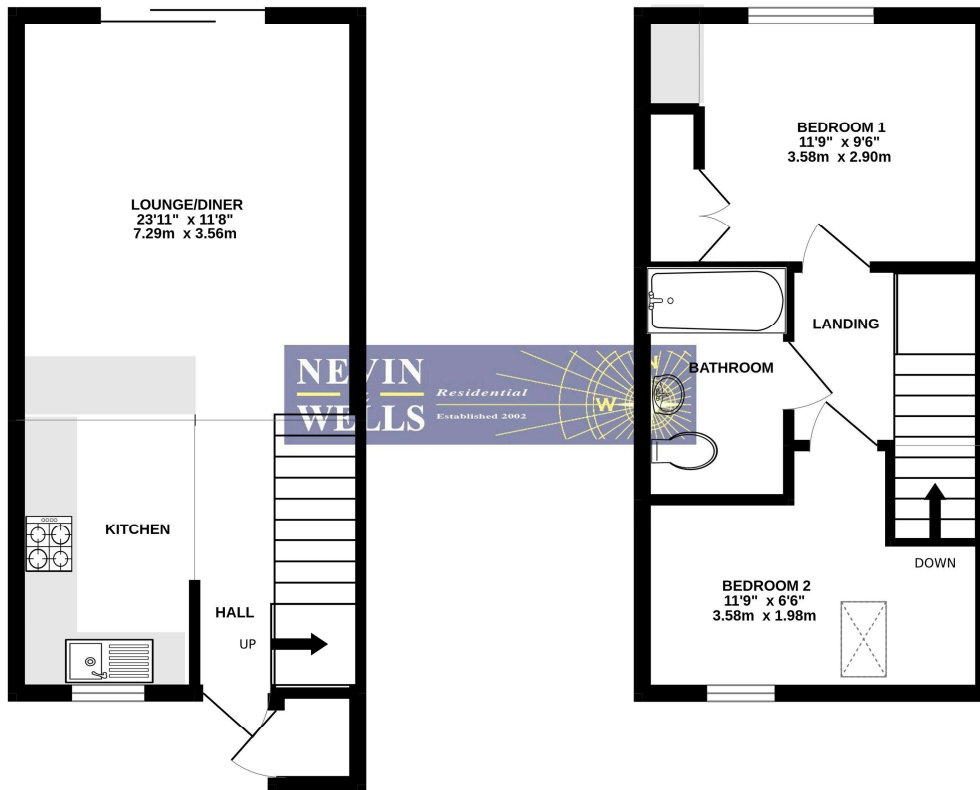


Denham Road, Egham, Surrey, TW20

FLOORPLAN

GROUND FLOOR
286 sq.ft. (26.6 sq.m.) approx.

1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 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

47, Denham Road EGHAM TW20 9DF		Energy rating E
Valid until 10 July 2028	Certificate number 8501R55-4929-3397-7363	

Property type	Mid-terrace house
Total floor area	50 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 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](#)



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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60