



The Grove, Surrey, TW20 9QJ

£500,000 Freehold



An excellent opportunity to acquire this double storey extended Victorian semi-detached residence located in central Egham. Benefits include own driveway providing off street parking for up to four vehicles, two bathrooms, two double bedrooms, two reception rooms, fitted kitchen, gas central heating, replacement double glazed throughout and a private rear garden. Planning permission granted for further extension. [RU.22/0038](#) **NO ONWARD CHAIN.**

The Grove, Egham, Surrey, TW20 9QJ

Double glazed door to:-

ENTRANCE HALLWAY: Stairs to first floor, laminate wood effect flooring and doors to all rooms.

LOUNGE: 4.14m into bay x 4.21m (13'7" into bay x 13'10") Cast iron fireplace with tiled hearth, radiator, built-in storage cupboards with fitted shelving above, wooden floors and front aspect double glazed bay window.

DINING ROOM: 4.19m x 2.60m (13'9" x 8'6") Under stairs storage cupboards, radiator, laminate wood effect flooring, rear aspect double glazed window and opening to:-

FITTED KITCHEN: 3.97m x 2.09m (13'0" x 6'10") Comprising eye and base level units with rolled edged work surfaces, single sink drainer unit with mixer tap, fitted oven, hob and extractor over, space for appliances, part tiled walls, tiled flooring, radiator, side aspect double glazed window and door to:-

INNER HALLWAY: Tiled flooring, sided aspect double glazed door to garden and door to:-

GROUND FLOOR BATHROOM: White three piece suite comprising tiled enclosed bath with power shower over, pedestal wash hand basin, low level W.C, radiator, fully tiled walls, tiled flooring and side aspect opaque double glazed window.

FIRST FLOOR LANDING: Access to loft, fitted carpet and doors to all rooms.

BEDROOM ONE: 3.90m x 3.31m (12'9" x 10'10") Built-in mirror wardrobes, radiator, original wooden floors and front aspect double glazed window.

BEDROOM TWO: 4.21m x 2.62m (13'9" x 8'7") Radiator, fitted carpet, rear aspect double glazed window and opening to:-

DRESSING ROOM: Fitted carpet, built-in wardrobes with overhead storage and door to:-

EN-SUITE SHOWER ROOM: Comprising separate shower cubicle with power shower, low level W.C, extractor fan, radiator, fully tiled walls, tiled flooring and rear aspect opaque double glazed window.

OUTSIDE

REAR GARDEN: **Approximately 40ft.** Large patio area, low maintenance area, external tap, external lighting and enclosed by panel fencing.

PARKING: Own driveway providing off street parking for up to four vehicles and enclosed by panel fencing.

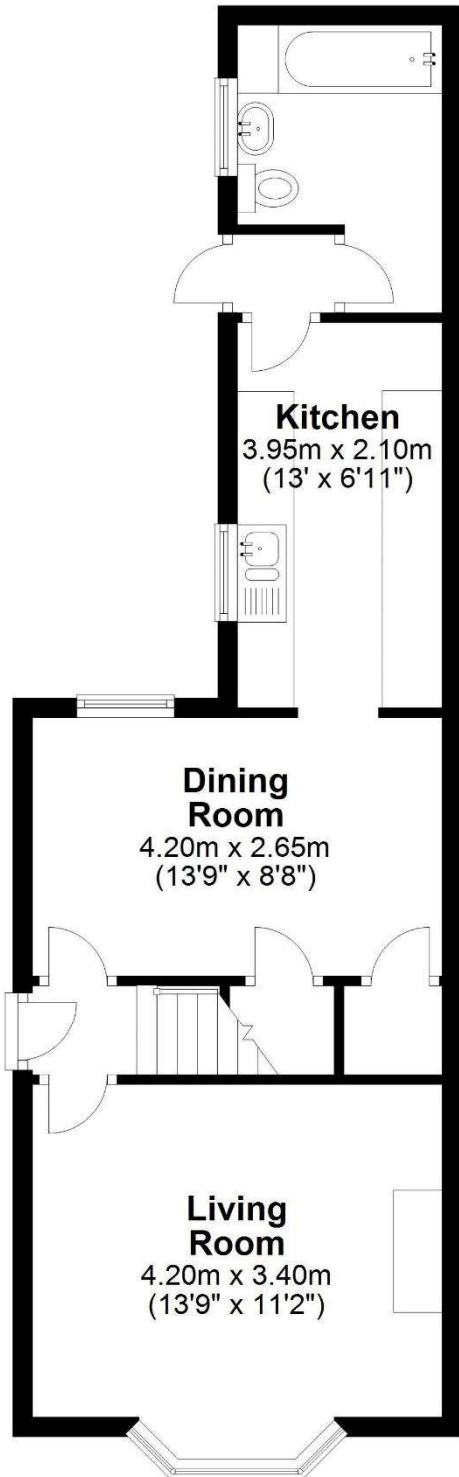
FRONT: Low maintenance area, gated side access to rear and pathway to main entrance.

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

FLOOR PLAN

Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)




Total area: approx. 81.8 sq. metres (880.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans and related dimensions, measurements of actual works and items are approximate and no responsibility is taken for any errors, omissions or misstatements. These plans are for approximate purposes only and should be used for any prospective purposes. The contents, inclusions and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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

The Grove, Egham, Surrey, TW20 9QJ

EPC

Energy Performance Certificate		HM Government	
5, The Grove, EGHAM, TW20 9QJ			
Dwelling type:	Semi-detached house	Reference number:	9278-6088-7222-6821-7914
Date of assessment:	13 February 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	13 February 2019	Total floor area:	82 m ²
Use this document to:			
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 			
Estimated energy costs of dwelling for 3 years:			£ 2,544
Over 3 years you could save			£ 948
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 180 over 3 years	
Heating	£ 1,980 over 3 years	£ 1,206 over 3 years	
Hot Water	£ 312 over 3 years	£ 210 over 3 years	
Totals	£ 2,544	£ 1,596	
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>			
Energy Efficiency Rating			
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	Current	Potential	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
		61	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1 Internal or external wall insulation	£4,000 - £14,000	£ 645	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 132	
3 Low energy lighting for all fixed outlets	£20	£ 63	
See page 3 for a full list of recommendations for this property.			
<p>To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>			