



Pooley Green Road, Egham, Surrey, TW20 8AW

**£400,000 Freehold**



An extended two bedroom semi-detached home in excellent condition throughout with parking and potential for a garage to the rear. The property is situated close to shops, schools, playing fields and only a ten minute walk into Egham High Street. In addition there are two receptions, a 72ft rear garden and a first floor bathroom. Complete chain above. **Zero stamp duty for first time buyers up to £425,000.**

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Front door to:

**ENTRANCE HALL:**

Stairs to first floor and doors to:

**LIVING ROOM:**

**3.93m x 3.05m (12'11 x 10')** Wooden flooring, feature cast iron fireplace with decorative mantle over, radiator and double glazed bay window to front.

**DINING ROOM:**

**3.93m x 3.35m (12'11 x 11')** Wooden flooring, under stairs cupboard, radiator, double glazed window to side, double glazed door to rear garden and open plan to:

**KITCHEN:**

**2.40m x 1.80m (7'11 x 5'11)** Eye and base level units with solid Oak work surfaces, single drainer sink unit with mixer tap, four ring gas hob, built in oven, part tiled walls and double glazed window to rear.

**LANDING:**

Hatch to loft, radiator and doors to:

**BEDROOM ONE:**

**3.93m x 3.05m (12'11 x 10')** Radiator, built in cupboard, picture rail and double glazed window to front.

**BEDROOM TWO:**

**3.60m x 2.55m (11'10 x 8'4)** Built in double wardrobe, picture rail, radiator and double glazed window to rear.

**BATHROOM:**

Panel enclosed bath with mixer tap and shower attachment, low level W.C, vanity sink unit with cupboard below, heated towel rail, fully tiled floor and double glazed window to side.

**OUTSIDE**

**REAR GARDEN:**

**72ft.** Mainly laid to lawn, gravel and paved patio area, fully enclosed, side access gate and rear gate to:

**PARKING:**

For two to three vehicles.

**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](http://www.nevinandwells.co.uk)**



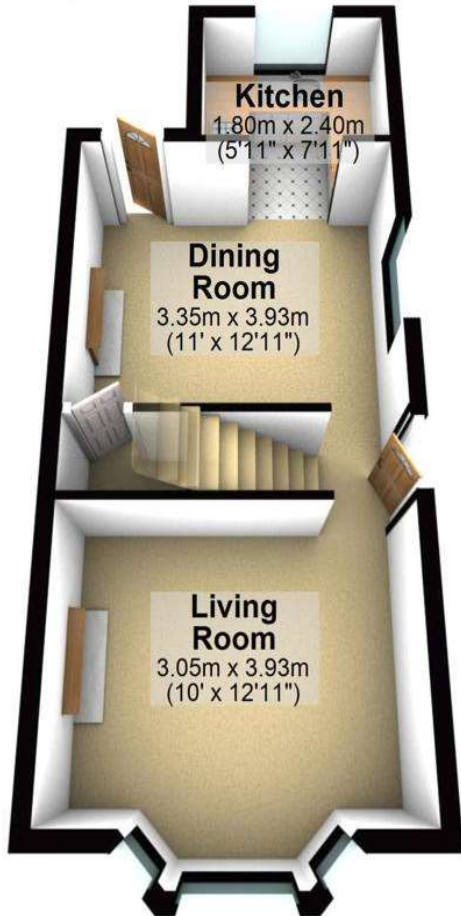
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FLOORPLAN

**Ground Floor**

Approx. 34.2 sq. metres (368.4 sq. feet)



**First Floor**

Approx. 29.7 sq. metres (319.6 sq. feet)



Total area: approx. 63.9 sq. metres (688.0 sq. feet)

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

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EPC

### Energy performance certificate (EPC)

155 Pooley Green Road EGHAM TW20 8AW	Energy rating <b>D</b>	Valid until: <b>16 April 2033</b> Certificate number: 9321-1015-1264-1227-0200
Property type	Semi-detached house	
Total floor area	63 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. 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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

