



**Albany Place, Egham, Surrey, TW20 9HG**

**£475,000 Freehold**



Situated in the quiet Cul de sac is this three bedroom terraced home in immaculate condition throughout. Accommodation comprises entrance hallway, downstairs WC, 27ft lounge/dining room, recently installed high specification fitted kitchen, first floor family bathroom and a beautifully presented private rear garden. Further benefits include double glazing throughout and gas central heating.

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Double glazed main door to:

**ENTRANCE  
HALLWAY:**

Coved ceiling, stairs to first floor, Karndean wood effect flooring and doors to all rooms.

**DOWNSTAIRS WC:**

Coved ceiling, fully tiled walls and floors, wall mounted wash hand basin, low level WC and front aspect opaque double glazed window.

**LOUNGE/DINING  
ROOM:**

Coved ceiling, under stairs storage cupboard, dado rail, feature wall mouldings, radiators, Karndean wood effect flooring, front aspect double glazed bay window, rear aspect double glazed folding doors and door to:-

**HIGH SPECIFICATION  
RECENTLY FITTED  
KITCHEN:**

Comprising eye and base level units with granite work tops, single drainer unit with mixer tap, fitted oven, induction hob and extractor over, fitted fridge/freezer, fitted dishwasher, part tiled walls, Karndean tile effect flooring, rear aspect double glazed window and rear aspect double glazed door to garden.

**FIRST FLOOR  
LANDING:**

Access to loft space, hand rail and balustrade and doors to all rooms.

**BEDROOM ONE:**

Built in wardrobes, radiator and front aspect double glazed bow window.

**BEDROOM TWO:**

Built in wardrobes, radiator and rear aspect double glazed window.

**BEDROOM  
THREE/HOME OFFICE:**

Radiator and rear aspect double glazed window.

**FAMILY BATHROOM:**

White three piece suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level WC, storage cupboard, radiator, part tiled walls, tiled flooring and front aspect double glazed window.

**OUTSIDE**

**PRIVATE  
LANDSCAPED REAR  
GARDEN:**

Patio area, lawn area, well established flower and shrub beds, rear access gate, external tap, external lighting and enclosed by panel fencing.

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

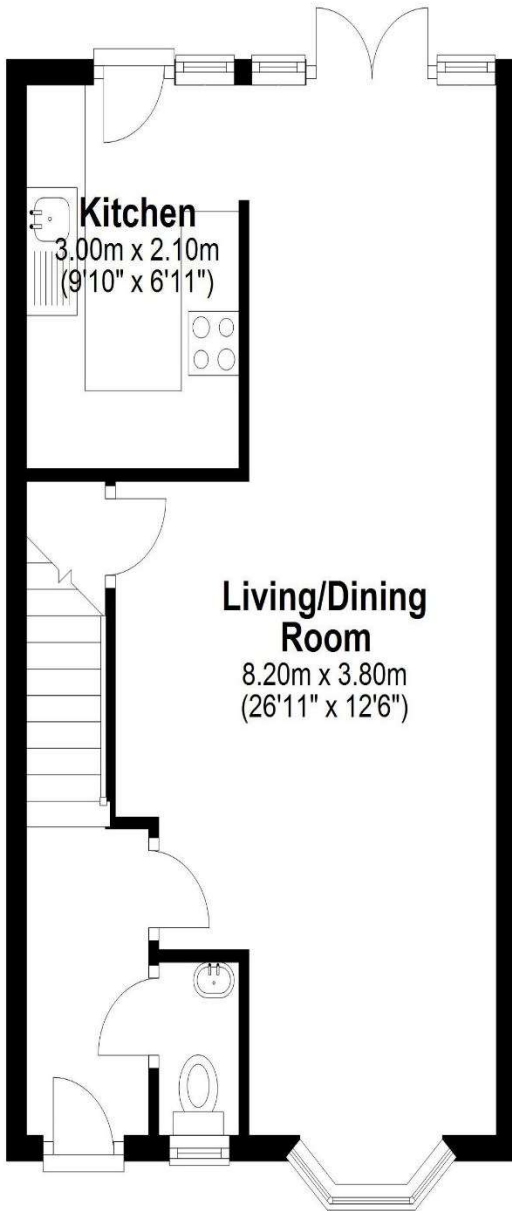


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FLOORPLAN

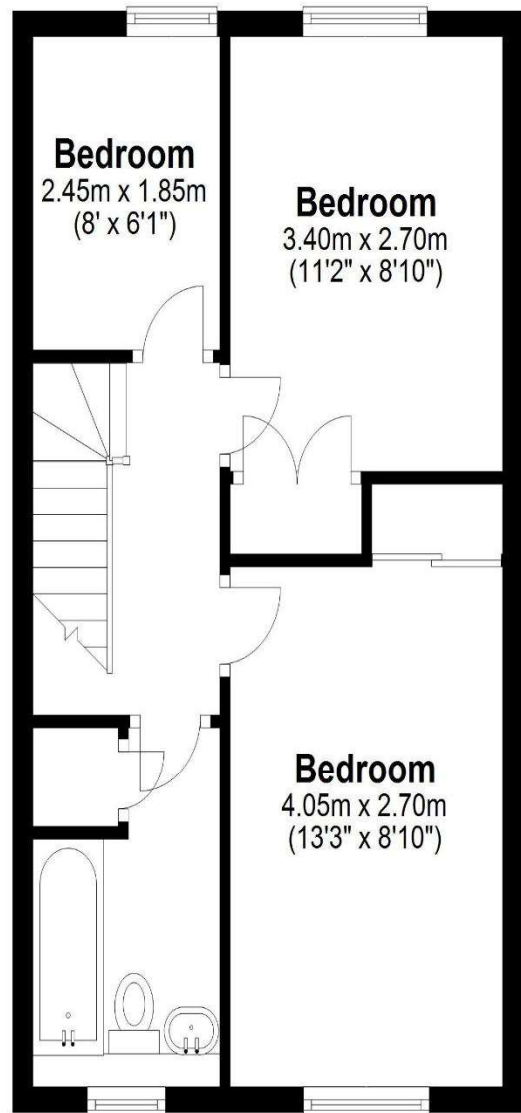
**Ground Floor**

Approx. 38.3 sq. metres (412.4 sq. feet)



**First Floor**

Approx. 38.2 sq. metres (410.7 sq. feet)



Total area: approx. 76.5 sq. metres (823.2 sq. feet)

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



## Albany Place, Egham, Surrey, TW20 9HG

### EPC

12 Albany Place EGHAM TW20 9HG	Energy rating <b>C</b>
Valid until <b>13 November 2034</b>	Certificate number <b>1134-1929-1409-0304-3292</b>

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		87 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.