



**Nobles Way, Egham, Surrey, TW20 9RJ**

**£500,000 F/H**



Available to investors only with an income of £1950pcm. Situated in a no through road, a spacious four bedroom student property with secluded 40ft rear garden. Benefits include gas central heating, full double glazing, conservatory, garage and private driveway. Access to Egham mainline station and High Street is within a ten minute walk and Royal Holloway University rear gate is a five minute walk. No onward chain

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Double glazed main door to:-

**ENTRANCE PORCH:** Quarry tiled flooring and double glazed door to:-

**ENTRANCE HALLWAY:** Stairs to first floor, under stairs storage cupboard, radiator, fitted carpet and doors to all rooms.

**BEDROOM FOUR:** Electric wall mounted fire, radiator, fitted carpet, front aspect double glazed window and double opening to:-

**COMMUNAL ROOM:** Radiator, fitted carpet, door to kitchen and double glazed patio doors to:-

**CONSERVATORY:** Double glazed all round, tiled flooring and double glazed French doors to garden.

**KITCHEN:** Comprising eye and base level units with rolled edge work surfaces, single sink drainer unit, space for appliances, pantry, part tiled walls, tiled flooring, side aspect double glazed window and rear aspect double glazed door to garden.

**FIRST FLOOR LANDING:** Access to loft with pull down ladder and lighting, side aspect double glazed window, hand rail and balustrading and doors to all rooms.

**BEDROOM ONE:** Built-in wardrobe, radiator, fitted carpet and front aspect double glazed window.

**BEDROOM TWO:** Radiator, fitted carpet and rear aspect double glazed window.

**BEDROOM THREE:** Built-in wardrobe, radiator, fitted carpet and front aspect double glazed window.

**FAMILY BATHROOM:** White three piece suite comprising panel enclosed bath with shower attachment over and glass shower screen, low level W.C, pedestal wash hand basin, heated towel rail, fully tiled walls and rear aspect opaque double glazed window.

**OUTSIDE**

**REAR GARDEN:** 40ft (approximately) Paved area, lawn area and enclosed by panel fencing.

**DETACHED GARAGE:** Up and over door, with power and lighting.

**OWN DRIVEWAY:** Providing off street parking for up to four cars, external tap and double driveway gates to garage.

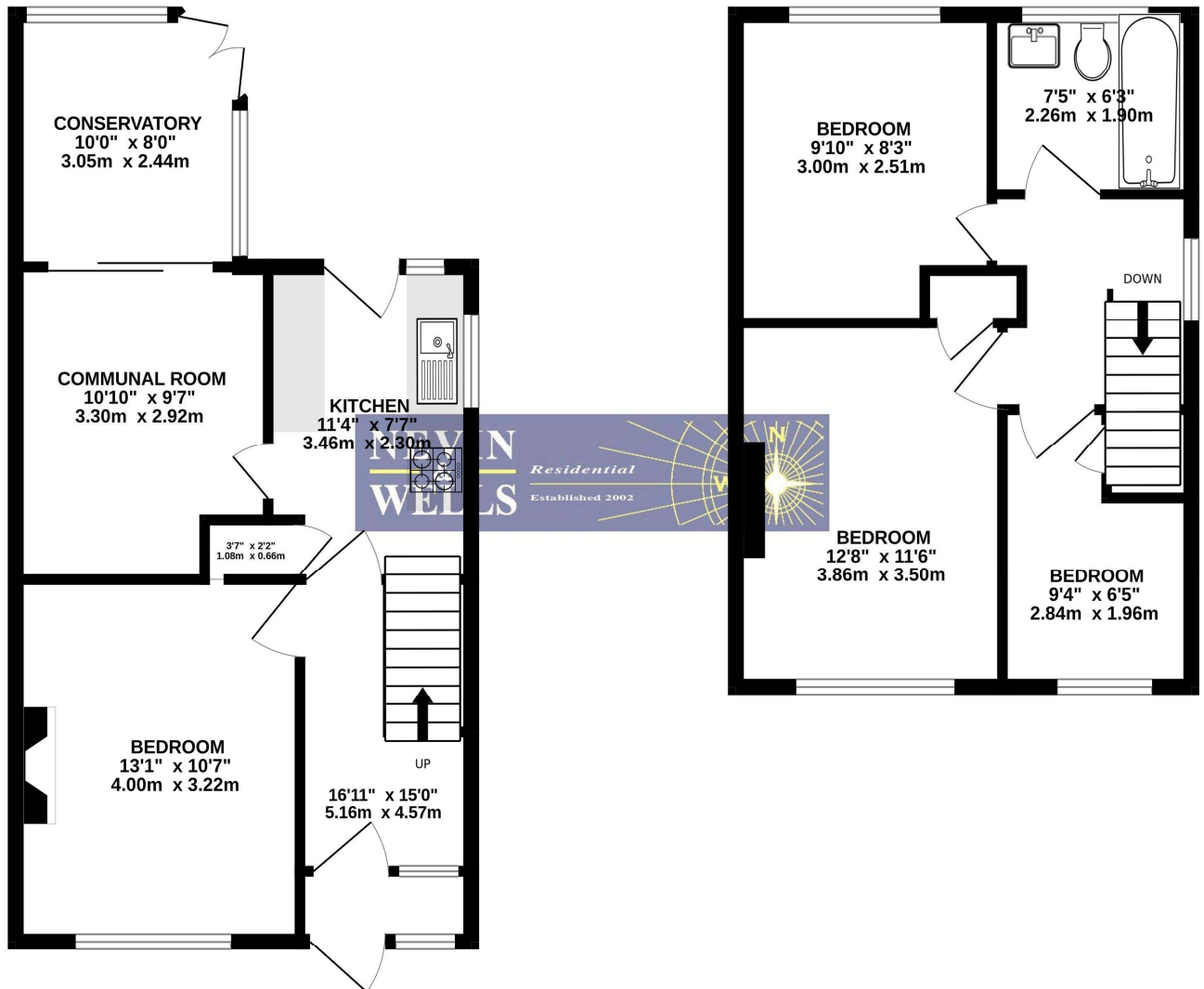
**VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

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**FLOOR PLAN**

GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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

30, Nobles Way EGHAM TW20 9RJ		Energy rating <b>C</b>
Valid until <b>30 January 2027</b>	Certificate number <b>8813-7729-4840-0929-7976</b>	
Property type	Semi-detached house	
Total floor area	74 square metres	

**Rules on letting this property**

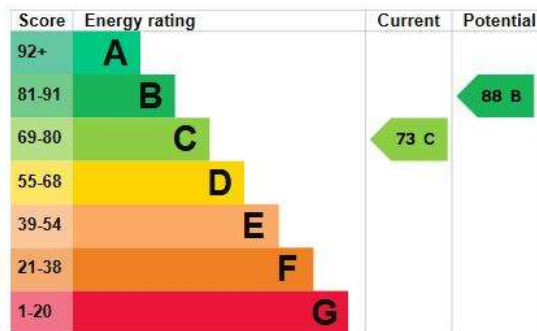
Properties can be let if they have an energy rating from A to E.

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](#).



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

