



**Osborne Road, Egham, Surrey, TW20 9RN**

**£625,000 Freehold**



An extended & loft converted four bedroom halls adjoining Victorian semi-detached residence located in central Egham just yards from Magna Square, High Street amenities, mainline train station and Egham Orbit Leisure centre & swimming pool. The versatile accommodation comprises entrance hallway. Large lounge, dining room, fitted kitchen/family room vi Bi-folding doors onto garden, downstairs WC, first floor family bathroom, en-suite facilities and 80ft rear garden and off street parking. No onward chain.

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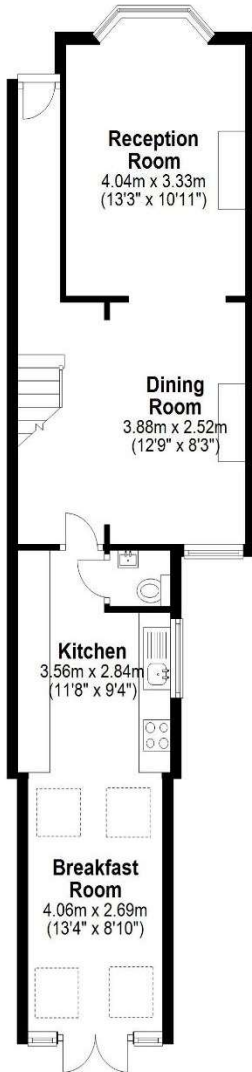
- RECESSED PORCH:** Main door leading to: -
- ENTRANCE HALLWAY:** Coved ceiling, dado rail, radiator, stairs to first floor and opening to: -
- LOUNGE/DINING ROOM:** Coved ceiling, feature fireplace, radiators, under stairs storage cupboards and shelving, rear aspect sash window and front aspect sash bay window.
- FITTED KITCHEN/BREAKFAST ROOM:** Comprising eye and base level units with granite work surfaces, one and a half bowl drainer unit with mixer tap, fitted double oven, hob and extractor over, fitted fridge/freezer. Fitted dishwasher, Karndene flooring, side aspect double glazed window and door to: -
- DOWNSTAIRS W.C.:** Low level W.C, wall mounted wash hand basin, part tiled walls and Karndene flooring.
- DINING AREA:** Radiator, Karndean flooring, side aspect double glazed window, double glazed Bi-Folding doors to rear garden, vaulted ceiling with double glazed Velux windows.
- FIRST FLOOR LANDING:** Handrail and balustrade, fitted carpet, stairs to second floor and doors to all rooms.
- BEDROOM TWO:** Fitted wardrobes, radiator, fitted carpet and front aspect sash windows.
- BEDROOM THREE:** Radiator, fitted carpet and rear aspect Georgian effect window.
- BEDROOM FOUR:** Radiator, fitted carpet and side aspect window.
- FIRST FLOOR FAMILY BATHROOM:** White three piece suite comprising panel enclosed bath with shower attachment and power shower over, pedestal wash hand basin, low level W.C, heated towel rail, fitted airing/storage cupboard, fully tiled walls, vinyl flooring and rear aspect opaque double glazed window.
- 2<sup>nd</sup> FLOOR LANDING:** Double glazed window to rear, eaves storage and fitted carpet.
- MASTER BEDROOM:** Fitted wardrobes, radiator, eaves storage, newly fitted carpet, rear aspect double glazed window, rear aspect double glazed French doors with Juliette balcony, front aspect double glazed Velux window and door to: -
- EN-SUITE SHOWER ROOM:** Comprising separate shower cubicle with power shower, vanity enclosed wash hand basin and low level W.C, heated towel rail, extractor fan, fully tiled walls, fully tiled flooring and front aspect double glazed Velux window.
- OUTSIDE**
- REAR GARDEN:** **Approximately 80ft.** Patio area, lawn area, timber sheds, enclosed by panel fencing, external taps
- PARKING:** Off street parking for one vehicle.
- FRONT:** Side access gate and pathway to main entrance.
- COUNCIL TAX BAND:** E - 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

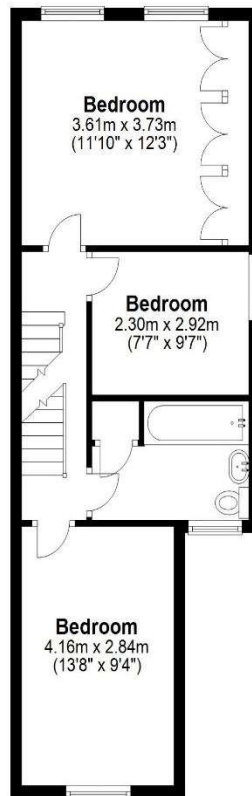
**Ground Floor**

Approx. 54.3 sq. metres (584.0 sq. feet)



**First Floor**

Approx. 45.9 sq. metres (494.6 sq. feet)



**Second Floor**

Approx. 28.0 sq. metres (301.9 sq. feet)



Total area: approx. 128.2 sq. metres (1380.5 sq. feet)

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

## Osborne Road, Egham, Surrey, TW20 9RN

### EPC

24, Osborne Road EGHAM TW20 9RN		Energy rating <b>D</b>
Valid until <b>22 March 2028</b>	Certificate number <b>8718-6627-9620-1357-8926</b>	

Property type Semi-detached house

Total floor area 124 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 D. 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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

