



The Grove, Egham, Surrey, TW20 9QJ

£450,000 Freehold



Located in the heart of Egham town centre is this extended Victorian semi detached residence with own driveway and garage. Situated within just yards of High Street amenities, mainline train station and the Magna Square development. Accommodation comprises two reception rooms, kitchen, shower room, conservatory, en-suite facilities, two double bedrooms and a private courtyard rear garden. No Onward Chain

The Grove, Egham, Surrey, TW20 9QJ

Main door to:

DINING ROOM:

Stairs to first floor, coved ceilings, dado rail, side aspect double glazed windows and glazed door to:

LOUNGE:

Coved ceiling, front aspect double glazed window.

KITCHEN:

Comprising eye and base level units with rolled edge work surfaces, single sink drainer unit with mixer taps. Space for appliances. Part tiled walls, vinyl flooring side aspect double glazed window and door to:

**GROUND FLOOR
SHOWER ROOM:**

Comprises separate double shower cubicle, vanity enclosed wash hand basin, low level WC, airing storage cupboard. part tiled walls, radiator, tiled flooring. Side aspect double glazed window and glazed door to:

CONSERVATORY:

Double glazed all round, rear aspect double glazed French doors and radiator.

FIRST FLOOR LANDING:

Access to loft, (fully boarded, with pull down ladder, Power and lights). Doors to all rooms.

BEDROOM ONE:

Coved ceilings, dado rail, over stairs storage cupboards, built in wardrobes, radiator, fitted carpets. Front aspect double glazed window.

BEDROOM TWO:

Coved ceilings, fitted carpet. Rear aspect double glazed window and sliding door top:

EN-SUITE W.C:

Comprising low level WC, wall mounted wash hand basin. Coved ceilings, extractor fan, part tile walls and floor.

OUTSIDE

REAR GARDEN:

Approximately 30ft. Paved slab area, timber shed. Exterior tap, exterior lighting a access to:

ATTACHED GARAGE:

Up and over doors. With power and lighting

OWN DRIVEWAY:

Gravel area provides off street parking for up to 3 vehicles.

FRONT:

Block paved footpath leading to main entrance and enclosed by panel fencing and tree boarder

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**

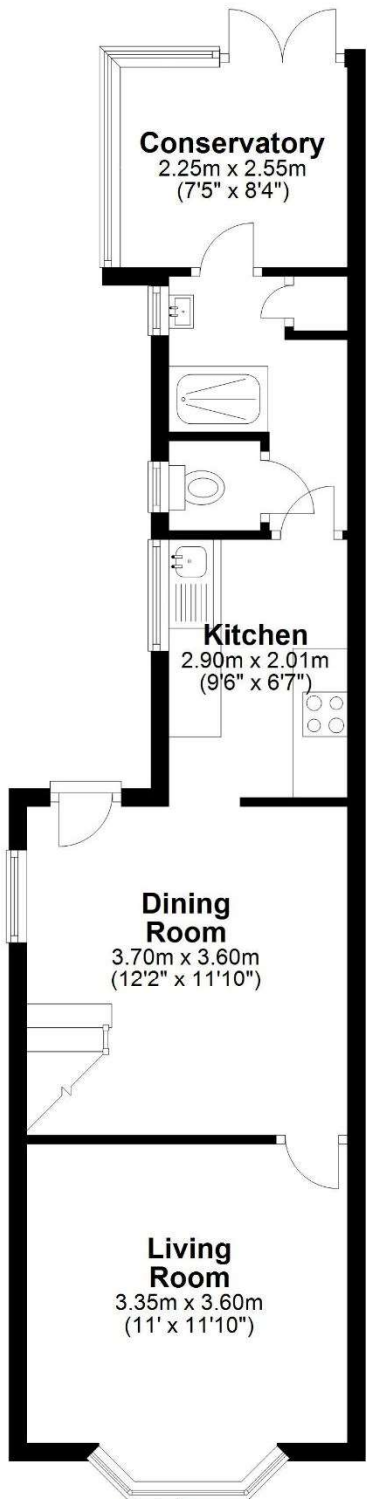


The Grove, Egham, Surrey, TW20 9QJ

FLOORPLAN

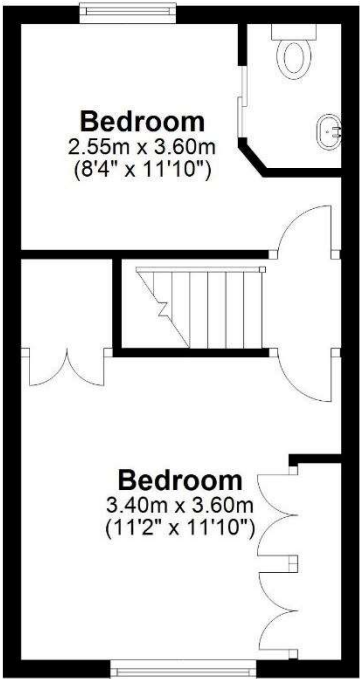
Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



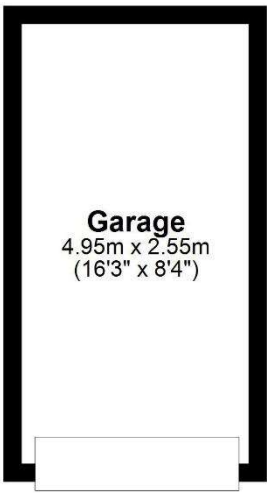
First Floor

Approx. 25.7 sq. metres (277.0 sq. feet)



Garage

Approx. 12.6 sq. metres (135.9 sq. feet)



Total area: approx. 82.2 sq. metres (885.1 sq. feet)

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

The Grove, Egham, Surrey, TW20 9QJ

EPC

7 The Grove EGHAM TW20 9QJ		Energy rating D
Valid until 9 June 2034	Certificate number 0320-2550-1360-2894-8825	

Property type	Semi-detached house
Total floor area	64 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		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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