

Crown Cottages, Egham, Surrey, TW20 8NL

£535,000 F/H



A truly stunning three bedroom Victorian Cottage having been completely refurbished by the current owners to now offer a four piece bathroom with free standing bath, beautiful kitchen/dining room with central island, three well-proportioned bedrooms, gas central heating, double glazing, parking for several vehicles approached via pillared entrance and a huge 500ft outbuilding waiting to be converted into something special like a gym or annexe (S.T.P.P). Ten minutes from station and Magna Square with Everyman Cinema.

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Front door to:

ENTRANCE HALL:

Stairs to first floor with cupboard below, double doorway into lounge and door to: -

**MODERN
BATHROOM:**

Stunning white suite comprising free standing bath, sink with mixer tap and drawers below, low level WC, fully tiled walls and floors, heated towel rail, window to side and walk in shower.

LOUNGE:

With dual shelves and alcoves with lighting behind, radiator, double glazed window to front and open plan to: -

**MODERN
KITCHEN/DINER:**

Stunning grey base and eye level units with granite work surfaces, inset sink with mixer tap, central island with space for seating, built in oven, four ring hob with extractor over, double glazed window to rear, fully tiled floor, dining area with double glazed window to side and French doors to rear.

LANDING:

With doors to: -

BEDROOM ONE:

Fitted wardrobes and shelving, double glazed window to front with radiator under.

BEDROOM TWO:

Double glazed window to rear with radiator under.

BEDROOM THREE:

Double glazed window to rear with radiator under.

OUTSIDE

REAR GARDEN:

Artificial grass surface, fully enclosed by fencing leading to:

SIDE GARDEN:

Artificial grass, fully enclosed by fencing with gates to front.

OUTBUILDING:

Offering huge potential for someone with vision as can easily be converted to a gymnasium, bar, annexe or all three! (S.T.P.P)

FRONT:

Parking for four/five vehicles approached via pillared entrance with lawned area to side.

COUNCIL TAX BAND:

E - Runnymede Borough Council



VIEWINGS:

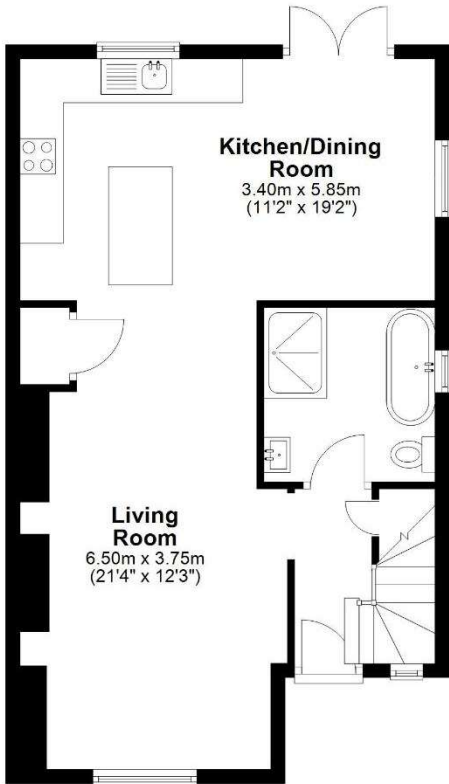
By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk

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FLOORPLAN

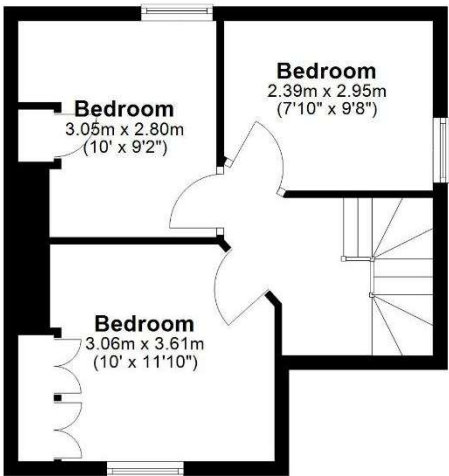
Ground Floor

Approx. 55.0 sq. metres (592.5 sq. feet)



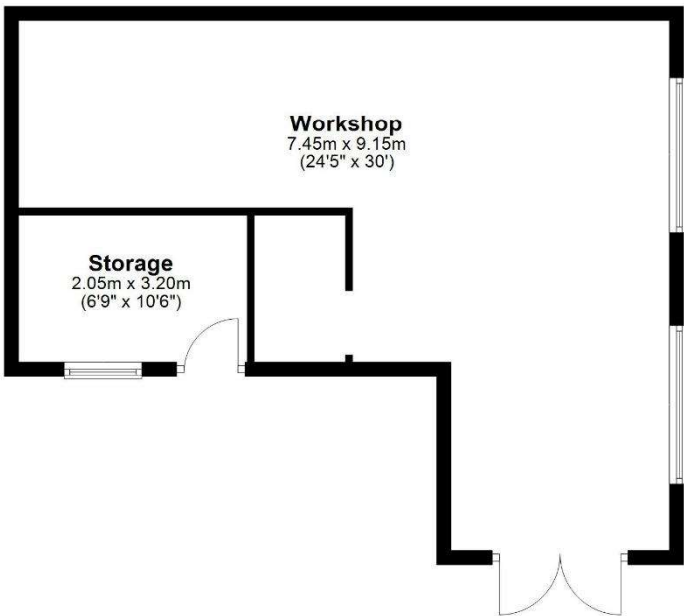
First Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



Workshop

Approx. 52.1 sq. metres (560.5 sq. feet)



Total area: approx. 140.1 sq. metres (1507.5 sq. feet)

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

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EPC

1 Crown Cottages Vicarage Road EGHAM TW20 8NL		Energy rating D
Valid until 29 May 2035	Certificate number 7309-3051-5205-6645-0200	

Property type	Semi-detached house
Total floor area	86 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		83 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.