



Crown Street, Egham, Surrey, TW20 9BZ

£660,000 Freehold



An absolutely stunning double fronted Victorian home, offering immense character and contemporary styling. This spacious home offers three double bedrooms, two reception rooms, kitchen/diner, luxury four piece ground floor bathroom suite and potential to create en-suite shower room. High Street shops, schools, restaurants, leisure centre and mainline station are all a few minutes walk away.

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<u>CANOPY PORCH:</u>	Ornate soffats, courtesy lights. Front door with climbing Wisteria vine over.
<u>LOBBY:</u>	Stairs to first floor, doors into lounge and family room.
<u>FAMILY ROOM:</u>	Radiator, coved cornice ceiling, feature open fireplace. Double glazed window to front.
<u>LOUNGE:</u>	Radiator, coved cornice ceiling, fitted log burner. Double glazed window to front. Door into: -
<u>KITCHEN/DINING ROOM:</u>	Range of shaker style base and eye level units, laminated work tops, feature tiled splash back, oak effect flooring, panelled ceiling with downlighters, larder unit. Space for washing machine, integrated fridge/freezer, single bowl single drainer ceramic sink with chrome mixer tap, built in electric oven and halogen hob, stainless steel extractor hood, space for dining table, feature chimney, under stairs cupboard, radiator. Double glazed window and French doors to rear.
<u>BATHROOM:</u>	Luxury white suite comprising low level WC, claw foot bath, pedestal wash hand basin, glass shower cubicle housing mixer shower, tiled floor and walls, underfloor heating, radiator. Double glazed windows to side and rear.
<u>LANDING:</u>	Doors into all bedrooms, hatch to loft.
<u>BEDROOM ONE:</u>	Radiator, small dressing room with window, concealed ceiling light switches. Double glazed window to front.
<u>BEDROOM TWO:</u>	Radiators, built in wardrobes and storage. Double glazed window to front.
<u>BEDROOM THREE:</u>	Radiator, panelled ceiling, original latched door. Double glazed window to rear.

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 45ft (13.72m). Shaped lawn, outside tap, various trees and shrubs, side access gate.
<u>FRONT GARDEN:</u>	Inset shrub and picket fencing.
<u>PARKING:</u>	Brick paved parking space.
<u>COUNCIL TAX BAND:</u>	F - Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

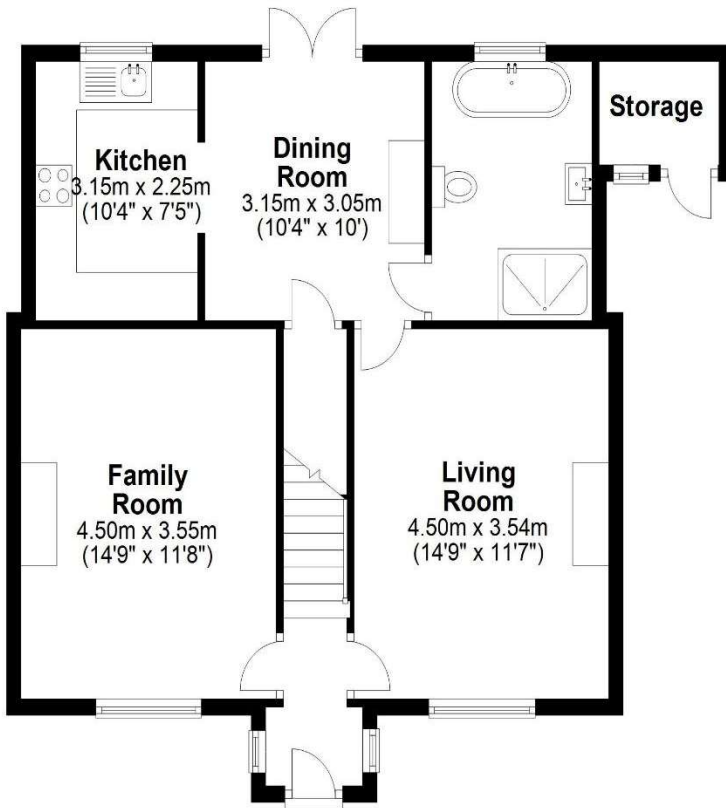


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FLOORPLAN

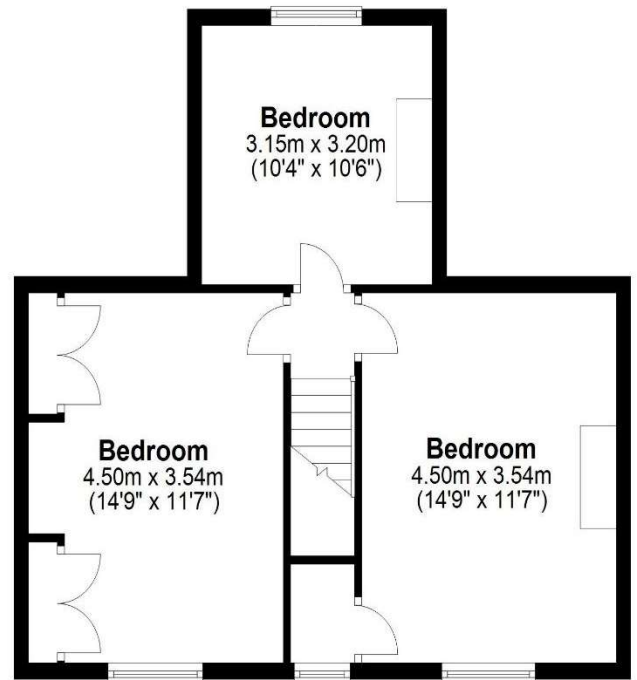
Ground Floor

Approx. 65.5 sq. metres (705.3 sq. feet)



First Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



Total area: approx. 112.7 sq. metres (1213.0 sq. feet)

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

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EPC

33 Crown Street EGHAM TW20 9BZ		Energy rating D
Valid until 27 January 2035	Certificate number 2382-3046-8209-5865-1204	
Property type	Detached house	
Total floor area	109 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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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