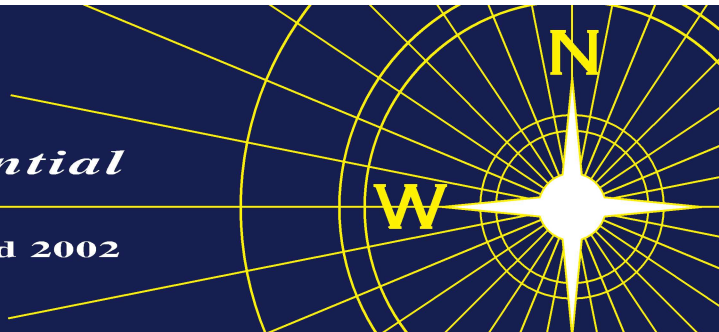


# NEVIN & WELLS

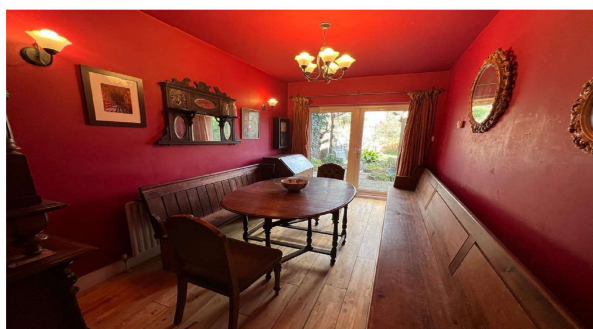
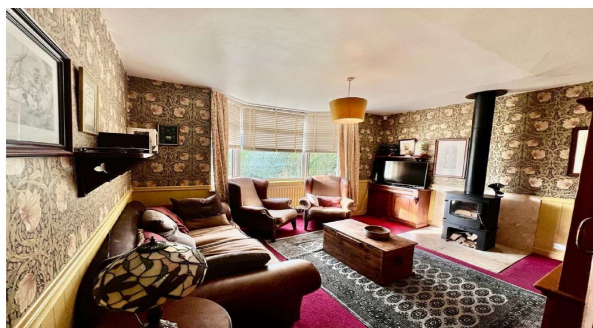
*Residential*

Established 2002



The Grove, Egham, Surrey, TW20 9QJ

£535,000 Freehold



Located in the heart of Egham Town centre, a three bedroom extended Victorian semi-detached residence, with off street parking for two vehicles. Benefits include living room, kitchen/dining room, utility area, downstairs W.C, first floor family bathroom and private rear garden. Further benefits include log burner, gas central heating and double glazing throughout. Egham's new Magna Square development is minutes away.

**The Grove, Egham, Surrey, TW20 9QJ**

Double glazed composite front door to:

**ENTRANCE HALL:** Stairs to first floor, security alarm, timber panelled walls and door to:

**LOUNGE:** **4.20m x 3.45m (13'10 x 11'4)** Log burner with limestone hearth and surround, dado rail, timber panelling, radiator, front aspect double glazed bay window. Opening to:

**KITCHEN/DINING ROOM:** **4.20m x 2.60m (13'10 x 8'6)** Comprising eye and base level units with square edge work surfaces, twin sink unit with mixer tap, space for appliances, part tiled walls, Rangemaster dual fuel six burner cooker, solid wood floor, dado rail, timber clad walls. Side aspect double glazed window.

**UTILITY AREA:** **2.55m x 1.60m (8'4 x 5'3)** Wall mounted boiler, radiator, space for other appliances, sanded wooden floorboards. Side access opaque double glazed window and door to side.

**DOWNSTAIRS W.C:** Comprising low level W.C, wash hand basin. Side aspect double glazed window.

**FAMILY/DINING ROOM:** **3.90m x 2.30m (12'10 x 7'7)** Sanded wooden flooring, radiator. Rear aspect double glazed French doors to garden.

**FIRST FLOOR LANDING:** Access to loft with pull down ladder, solid oak flooring and doors to all rooms.

**BEDROOM ONE:** **4.20m x 3.45m (13'10 x 11'4)** Dado rail, part tiled walls and airing/storage cupboard. Solid Oak flooring. Front aspect double glazed window.

**HOME/OFFICE/ STUDY AREA:** Radiator, part timber panel walls and doors to all rooms.

**BEDROOM TWO:** **3.90m x 1.95m (12'10 x 6'5)** Radiator, fitted carpet. Rear aspect double glazed window.

**BEDROOM THREE:** **3.90m x 1.95m (12'10 x 6'5)** Radiator, fitted carpet. Rear aspect double glazed window.

**LUXURY FAMILY BATHROOM:** White three piece suite comprising panelled end plinth with shower over, low level W.C, vanity enclosed wash hand basin, fully tiled walls and flooring. Side aspect opaque double glazed window.

**OUTSIDE**

**FRONT GARDEN:** **Approximately 40ft (12.19m)** Enclosed front garden with inset shrub borders.

**REAR GARDEN:** Patio area, lawn area, pergola, fish pond, corrugated shed, timber shed, external light, external tap, side access gate and enclosed by panel fencing.

**DRIVEWAY:** Private driveway to front for two vehicles.

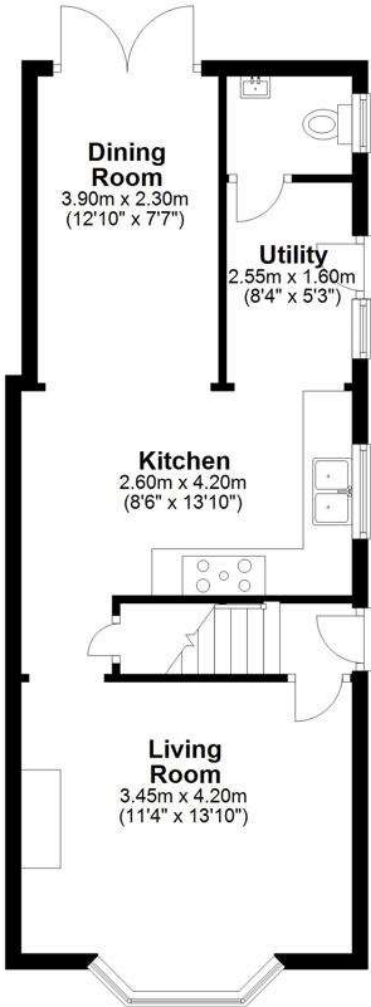
**VIEWINGS:** By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

The Grove, Egham, Surrey, TW20 9QJ

FLOORPLAN

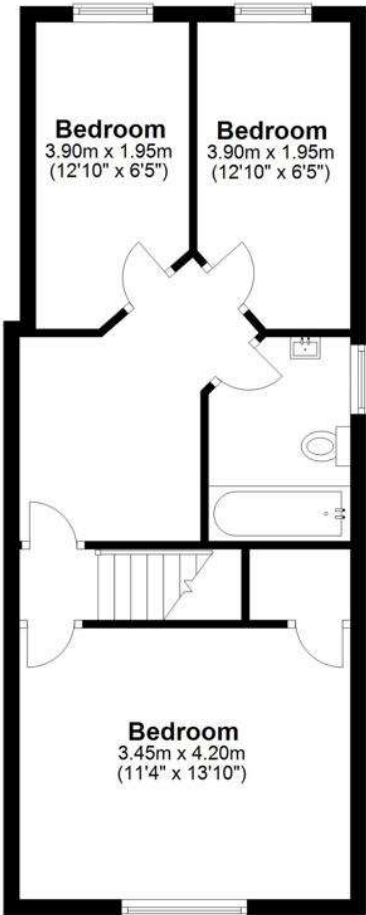
**Ground Floor**

Approx. 46.4 sq. metres (499.0 sq. feet)



**First Floor**

Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 92.4 sq. metres (994.5 sq. feet)

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

## The Grove, Egham, Surrey, TW20 9QJ

### EPC

Energy performance certificate (EPC)		
4 The Grove EGHAM TW20 9QJ	Energy rating <b>D</b>	Valid until: 13 February 2032 Certificate number: 0100-2754-3020-2192-4621
Property type	Semi-detached house	
Total floor area	92 square metres	

### Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60