



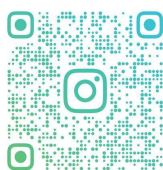
Positioned on a large corner plot, this superb one bedroom house is offered For Sale **CHAIN FREE**. There is also lapsed planning permission to build a two storey side extension. Benefits include spacious lounge, open plan kitchen, large bedroom, grey bathroom, electric heating, lean-to sun room and garage in block. Access to local shops and leisure centre is a few minutes walk away.

**Derwent Road, Egham, Surrey, TW20 8JP**

- PORCH:** Glazed doors, brick frame. Hardwood front door into:
- LOUNGE/KITCHEN:** 6.01m x 3.30m (19'10 x 10'10) (maximum dimension)
- LOUNGE:** Wall mounted electric storage heater, stairs to first floor. Double glazed window to front. Open plan into:
- KITCHEN:** Range of white base and eye level units, laminate worktops, under stair storage cupboard, built in washing machine, fitted electric cooker, overhead extractor hood, part tiled walls. Stainless steel sink unit with chrome mixer tap. Double glazed window to rear. Door into:
- SUN ROOM:** 3.25m x 2.62m (10'8 x 8'8) Light, power, internal cold tap. Access into garden.
- LANDING:** 2.14m x 1.90m (7' x 6'2) Doors into bedroom and bathroom. Double glazed window to rear.
- BEDROOM:** 3.63m x 3.30m (11'10 x 10'10) Wall mounted electric convector heater, hatch to loft space, airing cupboard housing hot water cylinder. Double glazed window to front.
- BATHROOM:** 2.34m x 1.44m (7'8 x 4'8) Whisper grey suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap, part tiled walls, electric fan heater. Frosted double glazed window to rear.

**OUTSIDE**

- GARDEN CORNER PLOT:** 40ft deep (12.19m) With paved patio, lawn and fence boundary
- SIDE PLOT:** Timber shed, side access gate. NB: There is lapsed planning permission to build a two storey extension.
- FRONT GARDEN:** Laid to gravel.
- GARAGE:** Single garage in nearby block (4<sup>th</sup> on left)
- 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](http://www.nevinandwells.co.uk)



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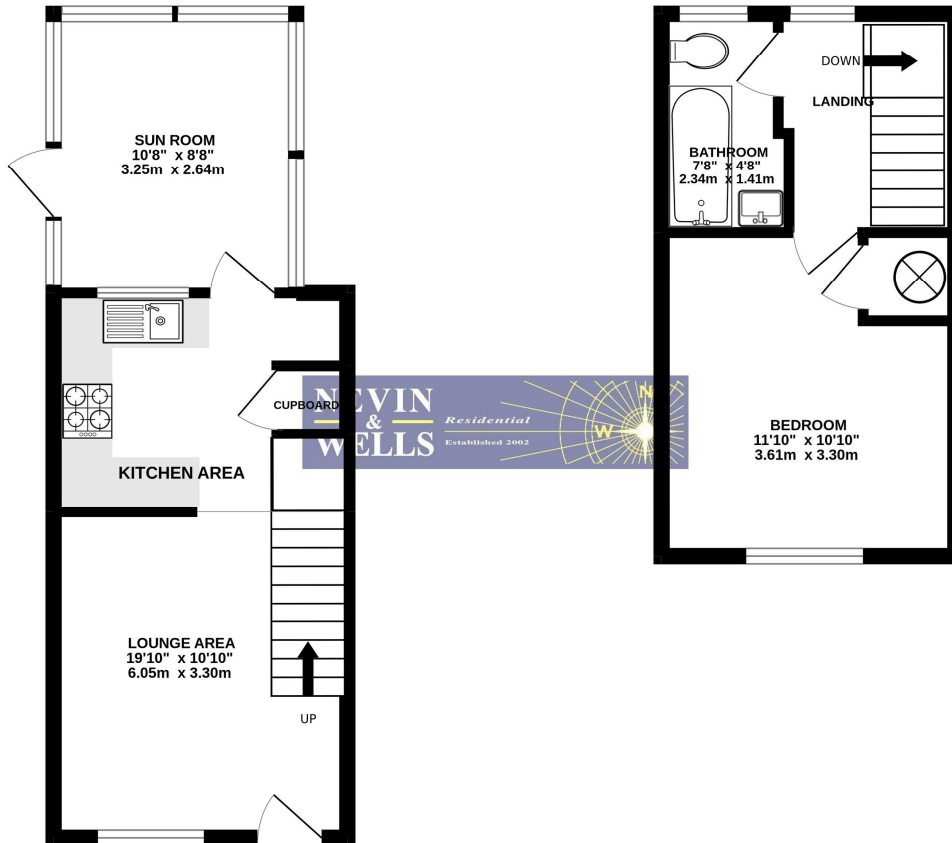
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**Derwent Road, Egham, Surrey, TW20 8JP**

**FLOORPLAN**

GROUND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.

1ST FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

## Derwent Road, Egham, Surrey, TW20 8JP

### EPC

20, Derwent Road EGHAM TW20 8JP	Energy rating <b>D</b>
Valid until 18 March 2029	Certificate number 0856-2858-6471-9091-9265

Property type	end-terrace house
Total floor area	40 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 efficiency rating for this property

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

See how to improve this property's energy performance.

Score	Energy rating	Current	Potential
82+	A		84   A
61-81	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 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