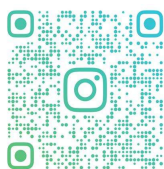




Offering many original Victorian features, this spacious three bedroom home is offered for sale **CHAIN FREE**. Benefits include two large reception rooms, kitchen into utility room, downstairs cloakroom, modern first floor shower room, gas central heating, double glazing, 80ft (24.38m) garden and driveway for one car. Access to the new Magna Square development, station and leisure centre is a few minutes' walk away.

**Denham Road, Egham, Surrey, TW20 9DD**

- RECESS PORCH:** Front door leading into:
- ENTRANCE HALL:** 3.24m x 0.93m (10'8 x 3') Radiator, coved ceiling, stairs to first floor. Sash window to side.
- LOUNGE:** 3.87m x 3.41m (12'8 x 11'2) Radiator, coved ceiling picture rail, feature cast iron fireplace with marble surround. Double glazed bay window to front.
- DINING ROOM:** 4.49m x 3.19m (14'8 x 10'6) Radiator, gas fire (not working), coved ceiling, under stair storage cupboard with light. Dual aspect double glazed windows to side and rear. Door to:
- KITCHEN:** 2.84m x 2.77m (9'4 x 9'2) Range of base and eye level units, laminate worktops. Space for cooker and washing machine, space for dishwasher, stainless steel sink. Double glazed window to side. Door into garden.
- UTILITY:** 1.88m x 1.47m (6'2 x 4'10) Space for fridge/freezer, radiator. Window to rear. Door into:
- CLOAKROOM:** Low level W.C, wash hand basin, wall mounted gas boiler. Double glazed window to rear.
- LANDING:** 6.35m x 1.03m (20'10 x 3'4) Hatch to loft space and doors to all rooms.
- BEDROOM ONE:** 4.50m x 3.20m (14'10 x 10'6) Radiator, coved ceiling, over stair storage cupboard, feature cast iron fireplace. Two double glazed windows to front.
- BEDROOM TWO:** 3.30m x 3.20m (10'10 x 10'6) Radiator, coved ceiling over stair storage cupboard. Double glazed window to rear.
- BEDROOM THREE:** 2.85m x 2.34m (9'4 x 7'8) Radiator, coved ceiling. Double glazed window to rear.
- SHOWER ROOM:** 1.83m x 1.78m (5'10 x 6') White suite comprising low level W.C, wash hand basin, chrome ladder radiator, tiled shower area housing electric mixer shower, fully tiled walls, airing cupboard, extractor fan.
- REAR GARDEN:** 80ft (24.38m) Lawn, outside tap, greenhouse, timber shed, various shrubs, side access.
- DRIVEWAY:** Space to front to park one car.
- 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](http://www.nevinandwells.co.uk)



**NEVIN\_AND\_WELLS**

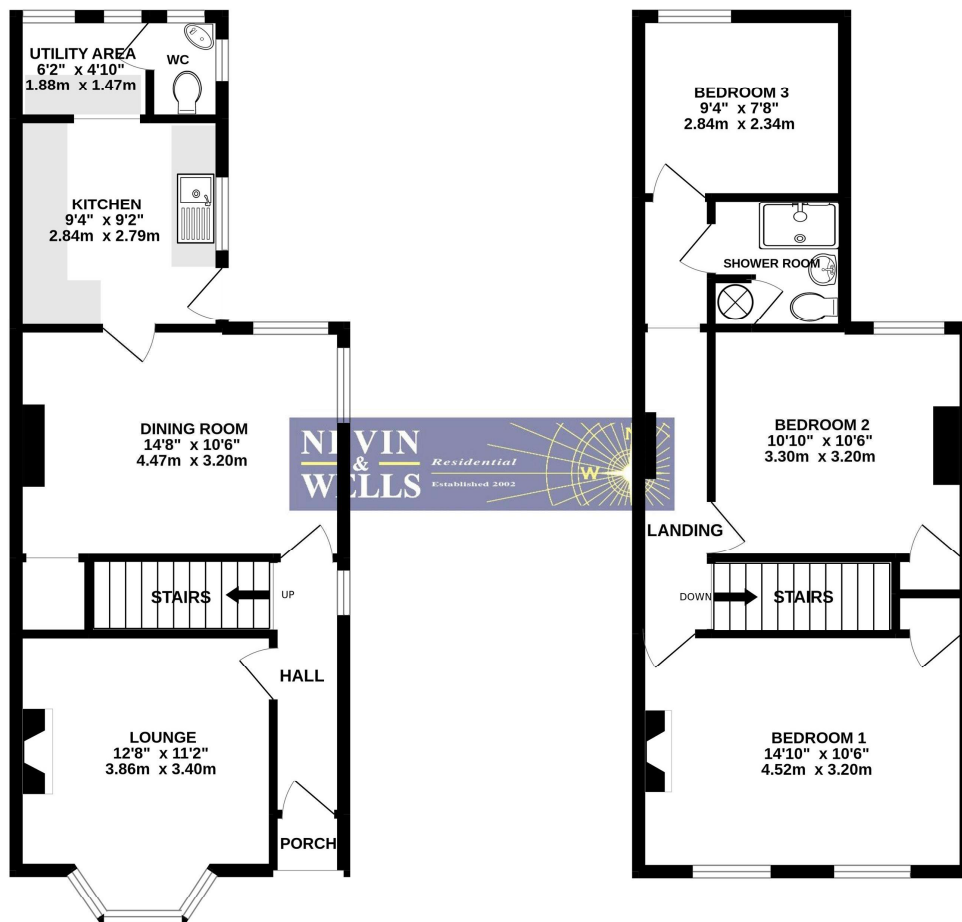
Scan the QR code to follow us on instagram

# Denham Road, Egham, Surrey, TW20 9DD

## FLOORPLAN

GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 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.

## Denham Road, Egham, Surrey, TW20 9DD

### EPC

### Energy performance certificate (EPC)

7 Denham Road EGHAM TW20 9DD	Energy rating <b>D</b>	Valid until: <b>5 September 2032</b> Certificate number: 0369-1006-6201-9242-1200
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Property type: Semi-detached house

Total floor area: 92 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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#### 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		87   B
69-80	C		
55-68	D	55   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