



An absolutely stunning three double bedroom 1896 built Victorian semi-detached property, which has been extensively refurbished in 2020 by our client. This extended home offers a large open dining / family room, Shaker style kitchen with garden breakfast room, luxury white bathroom, new gas boiler, central heating and double glazing, private drive to front and South-Westerly facing rear garden. There are many character features including cast iron fireplaces. Access to Egham mainline station (Waterloo 38 minutes) and high street shops is within a five minute walk.

**Queens Road, Egham, Surrey, TW20 9RT**

<b><u>CANOPY PORCH:</u></b>	Hardwood front door into:
<b><u>ENTRANCE HALLWAY:</u></b>	<b>2.64m x 2.12m (8'8 x 7'0)</b> Radiator, ceramic tiled flooring. Front aspect double glazed window.
<b><u>DOWNSTAIRS W.C:</u></b>	<b>1.52m x 1.06m (5' x 3')</b> In white with low level W.C, pedestal wash hand basin, part tiled walls, ceramic tiled floor, coved ceiling, extractor fan.
<b><u>DINING/FAMILY ROOM:</u></b>	<b>4.60m x 3.95m (15'1 x 12'11)</b> Coved ceiling, stairs to first floor, cast iron fireplace and mantle, radiator, new engineered wood flooring. Rear aspect double glazed French doors into rear garden.
<b><u>LOUNGE:</u></b>	<b>3.95m x 3.60m (12'11 x 11'10)</b> Coved ceiling, ceiling rose, cast iron open (working) fireplace with wooden surround and mantle, radiator. Front aspect double glazed window.
<b><u>KITCHEN/ BREAKFAST ROOM:</u></b>	<b>6.85m x 2.65m (22'6 x 8'8)</b> Range of cream coloured Shaker style eye and base level units, woodblock worktops, white double butler sink with mixer tap, space for appliances, part tiled walls, radiator, ceramic tiled flooring, space for breakfast table. Dual aspect double glazed windows to side and rear. Double glazed French doors into rear garden.
<b><u>LANDING:</u></b>	Doors into all rooms.
<b><u>BEDROOM ONE:</u></b>	<b>3.95m x 3.60m (12'11 x 11'10)</b> Coved ceiling, original cast iron fireplace, over stairs storage cupboard, radiator. Front aspect double glazed window. Access to loft via folding ladder.
<b><u>OFFICE SPACE:</u></b>	<b>4.07m x 3.96m (13'4 x 13')</b> The loft has full boarding, light and power. There is a bi-folding ladder from bedroom one and a Velux ceiling window.
<b><u>BEDROOM TWO:</u></b>	<b>3.95m x 3.60m (12'11 x 11'10)</b> Coved ceiling, original cast iron fireplace, radiator. Rear aspect double glazed window.
<b><u>BEDROOM THREE:</u></b>	<b>3.60m x 2.15m (11'10 x 7'1)</b> Coved ceiling, hatch to inspection loft. Radiator. Rear aspect double glazed window.
<b><u>BATHROOM:</u></b>	<b>3.00m x 2.20m (9'0 x 7'3)</b> White four piece suite comprising tile enclosed bath with mixer shower over, low level W.C, pedestal wash hand basin, separate shower cubicle with power shower and tiled walls, chrome towel rail, coved ceiling, airing/storage cupboard, part tiled walls, tiled flooring, front aspect opaque double glazed window.
<b><u>REAR GARDEN:</u></b>	<b>Approximately 70ft (21.34m)</b> Large patio area, lawn area, external tap and power, flower and tree borders, timber shed and enclosed by panel fencing. Side access
<b><u>WORKSHOP:</u></b>	<b>2.93m x 2.38m (9'8 x 7'10)</b> Timber built.
<b><u>FRONT GARDEN:</u></b>	Paved area with shrub beds enclosed by brick walling and gated side access leading to rear.
<b><u>DRIVEWAY:</u></b>	Brick paved driveway with space for one car.

**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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**FLOORPLAN**



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

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EPC

Energy performance certificate (EPC)		
11 Queens Road EGHAM TW20 9RT	Energy rating <b>C</b>	Valid until: <b>22 August 2032</b> Certificate number: 1212-2128-0000-0537-6222

Property type: Semi-detached house

Total floor area: 111 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>).

**Energy efficiency rating for this property**

This property's current energy rating is C. 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	69   C	
55-68	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