NEVIN — @— WELLS

RESIDENTIAL

established in 2002













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

Hardwood front door into: **CANOPY PORCH:**

2.64m x 2.12m (8'8 x 7'0) Radiator, ceramic tiled flooring. Front aspect **ENTRANCE HALLWAY:**

double glazed window.

DOWNSTAIRS W.C: 1.52m x 1.06m (5' x 3') In white with low level W.C, pedestal wash hand

basin, part tiled walls, ceramic tiled floor, coved ceiling, extractor fan.

DINING/FAMILY $4.60 \text{m } \times 3.95 \text{m}$ (15'1 x 12'11) Coved ceiling, stairs to first floor, cast iron ROOM:

fireplace and mantle, radiator, new engineered wood flooring. Rear aspect

double glazed French doors into rear garden.

LOUNGE: **3.95m x 3.60m (12'11 x 11'10)** Coved ceiling, ceiling rose, cast iron open

(working) fireplace with wooden surround and mantle, radiator. Front

aspect double glazed window.

KITCHEN/ 6.85m x 2.65m (22'6 x 8'8) 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.

Doors into all rooms. LANDING:

BREAKFAST ROOM:

BEDROOM ONE: 3.95m x 3.60m (12'11 x 11'10) Coved ceiling, original cast iron fireplace, over

stairs storage cupboard, radiator. Front aspect double glazed window.

Access to loft via folding ladder.

OFFICE SPACE: 4.07m x 3.96m (13'4 x 13') The loft has full boarding, light and power. There

is a bi-folding ladder from bedroom one and a Velux ceiling window.

3.95m x 3.60m (12'11 x 11'10) Coved ceiling, original cast iron fireplace, **BEDROOM TWO:**

radiator. Rear aspect double glazed window.

BEDROOM THREE: 3.60m x 2.15m (11′10 x 7′1) Coved ceiling, hatch to inspection loft. Radiator.

Rear aspect double glazed window.

BATHROOM: 3.00m x 2.20m (9'0 x 7'3) 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.

REAR GARDEN: Approximately 70ft (21.34m) Large patio area, lawn area, external tap and

power, flower and tree borders, timber shed and enclosed by panel fencing.

Side access

WORKSHOP: 2.93m x 2.38m (9'8 x 7'10) Timber built.

FRONT GARDEN: Paved area with shrub beds enclosed by brick walling and gated side access

leading to rear.

DRIVEWAY: Brick paved driveway with space for one car.

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 or visit 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



Rules on letting this property

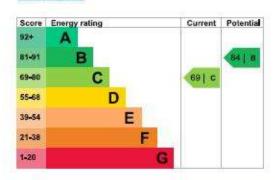
Properties can be let if they have an energy rating from A to E.

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).

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.



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