



An excellent and rare opportunity to acquire this detached bungalow located in Central Egham, just yards from High Street amenities and mainline train station. Accommodation comprises entrance hallway, lounge/dining room, a modern fitted kitchen/breakfast room, two double bedrooms and a dressing room to the master, family bathroom, a private 60ft Easterly facing rear garden and own driveway.  
**NO ONWARD CHAIN.**

**Limes Road, Egham, Surrey, TW20 9QT**

Recessed entrance porch with double glazed main door to:

**ENTRANCE  
HALLWAY:**

Door to:

**LOUNGE/DINING  
ROOM:**

**6.80m x 3.70m (22'4 x 12'2)** Coved ceiling, feature fireplace, radiator, carpet, front aspect double glazed window, side aspect double glazed window and doors to all rooms.

**KITCHEN/  
BREAKFAST  
ROOM:**

**3.70m x 3.35m (12'2 x 11')** Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted extractor hood, space for appliances, coved ceiling, part tiled walls, tile effect flooring, access to loft, wall mounted boiler, rear aspect double glazed window and rear aspect double glazed door to garden.

**BEDROOM ONE:**

**3.50m x 3.20m (11'6 x 10'6)** Coved ceiling, radiator, carpet and opening to:

**DRESSING ROOM:**

**4.85m x 1.55m (15'11 x 5'1)** Coved ceiling, vanity enclosed wash hand basin, radiator, side access double glazed window and rear aspect double glazed window.

**BEDROOM TWO:**

**3.80m x 3.50m (12'6 x 11'6)** Coved ceiling, built in wardrobes, radiator, carpet

**BATHROOM:**

Four piece suite comprising panel enclosed bath, low level W.C, pedestal wash hand basin, radiator, coved ceiling, fully tiled walls, tiled flooring and rear aspect double glazed window, separate shower cubicle with power shower and tiled all round.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 60ft.** (East facing) patio area, lawn area, raised flower beds, timber shed, external tap, external lighting, side access gates and enclosed by panel fencing.

**PARKING:**

Own driveway providing off street parking for one vehicle, with potential for more.

**FRONT:**

Lawn area, pathway to main entrance and enclosed by brick walling.

**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)**



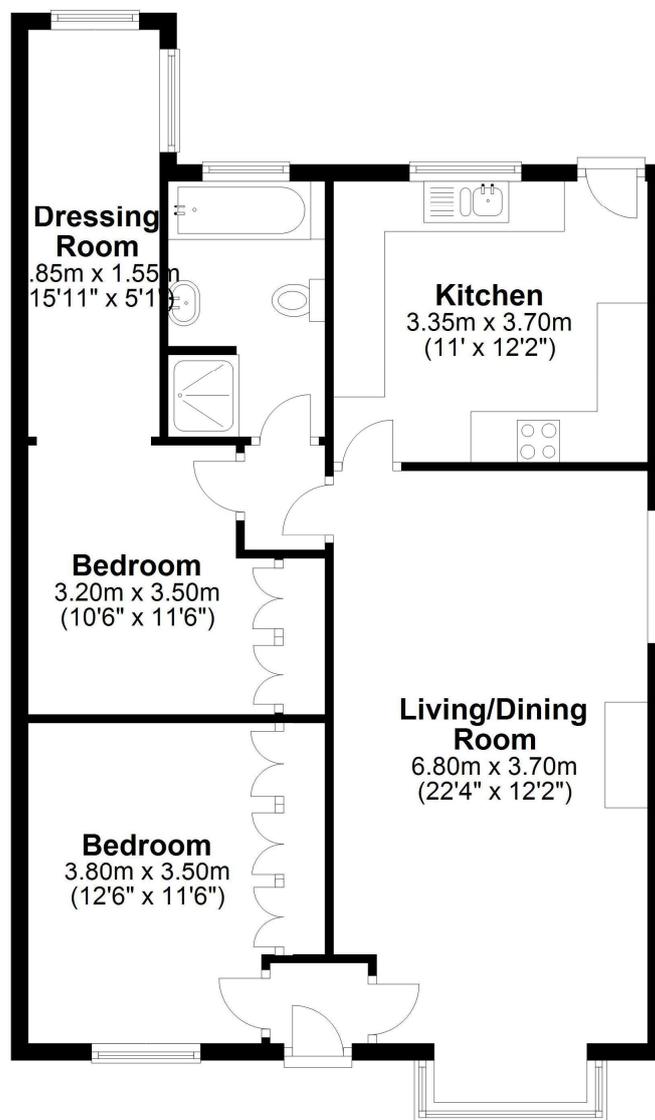
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FLOORPLAN

**Ground Floor**

Approx. 78.2 sq. metres (842.1 sq. feet)



Total area: approx. 78.2 sq. metres (842.1 sq. feet)

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

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### EPC

