



Hythe Park Road, Egham, TW20 8DA

£475,000 Freehold



An exceptionally well presented three-bedroom Victorian terrace home with detached garage, off street parking and a luxury first floor family bathroom with vaulted ceiling. Located within just yards of local shops, schools, nurseries and public transport facilities. Further benefits include entrance porch, two reception rooms, fitted kitchen, a low maintenance, landscaped 80ft rear garden with access to open fields to the rear. **NO ONWARD CHAIN.**

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Double glazed main door to:

ENTRANCE
PORCH:

Side aspect double glazed window and door to:

DINING ROOM:

3.60m x 3.25m (11'10 x 10'8) Picture rail, ornate cast iron feature fireplace, dado rail, radiator, stripped and polished wooden floorboards and opening to:

INNER HALLWAY:

Stairs to first floor and stripped wooden floorboards and opening to:

LIVING ROOM:

3.60m x 3.32m (11'10 x 10'11) Picture rail, radiator, under stair storage cupboard, stripped and polished wooden floorboards, rear aspect double glazed window and door opening to:

FITTED KITCHEN:

3.75m x 2.15m (12'4 x 7'1) Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted oven, hob and extractor over, built in appliances, radiator, slate tile flooring, rear aspect double glazed window and side aspect double glazed stable door to garden.

FIRST FLOOR
LANDING:

Access to loft, handrail and balustrading, fitted carpet and doors to all rooms.

BEDROOM ONE:

3.60m x 3.35m (11'10 x 11') Picture rail, ornate cast iron fireplace, radiator, fitted carpet and front aspect double glazed window.

BEDROOM TWO:

2.60m x 2.43m (8'6 x 8') Picture rail, radiator, fitted carpet and rear aspect double glazed window.

BEDROOM
THREE:

4.57m x 2.15m (15' x 7'1) Built in wardrobe, radiator, fitted carpet and rear aspect double glazed window.

FIRST FLOOR
FAMILY
BATHROOM:

White three piece suite comprising panel enclosed bath with shower attachment over, low level W.C, vanity enclosed wash hand basin, vaulted ceiling with double glazed Velux window, eaves storage cupboards, picture rail, exposed brickwork feature wall, radiator, part tile clad walls and laminate wood effect flooring.

OUTSIDE

REAR GARDEN:

Approximately 80ft. Large patio area, low maintenance stone areas, well established flower and shrub borders, external lighting, external tap, enclosed by panel fencing, pathway to garage and gated rear access.

DETACHED
GARAGE AND
STORAGE AREA:

Up and over remote door, power and lighting, rear aspect window and rear aspect double glazed French doors onto garden, with potential to convert the storage area into a home office.

PARKING:

Off street parking to the rear for one vehicle.

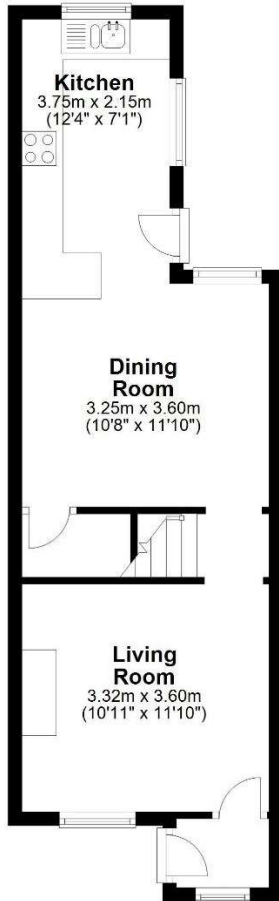
COUNCIL TAX
BAND:

D - Runnymede Borough Council

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FLOORPLAN

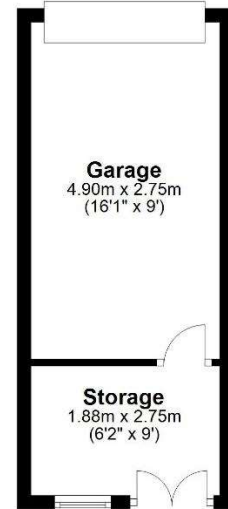
Ground Floor
Approx. 37.4 sq. metres (403.0 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.9 sq. feet)



Garage
Approx. 18.9 sq. metres (203.8 sq. feet)



Total area: approx. 92.3 sq. metres (993.7 sq. feet)

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



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Hythe Park Road, Egham, Surrey, TW20 8DA

EPC

Energy performance certificate (EPC)

70 Hythe Park Road
EGHAM
TW20 8DA

Energy rating

C

Valid until: 22 September 2032

Certificate number: 2812-0121-0000-0597-6226

Property type

Mid-terrace house

Total floor area

72 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		