



The Grove, Egham, Surrey, TW20 9CU     £535,000 Freehold



Located within just yards of High Street amenities, mainline train station; local nurseries, schools and playing fields is this extended three bedroom Victorian semi-detached residence. Accommodation comprises entrance hall, living room, dining room, kitchen, conservatory, three bathrooms, a 50ft southerly aspect private rear garden and off street parking for two vehicles. **NO ONWARD CHAIN**

## The Grove, Egham, Surrey, TW20 9QJ

Double glazed main door to:

**ENTRANCE  
HALLWAY:**

Stairs to first floor, coved ceiling, newly fitted carpet and doors to all rooms.

**LIVING ROOM:**

**4.21m x 3.41m (13'10 x 11.2)** Coved ceiling, radiator, coal effect gas feature fireplace, storage cupboards, newly fitted carpet and front aspect double glazed bay window.

**DINING ROOM:**

**4.21m x 2.37m (13'10 x 7'9)** Understair storage cupboards, laminate wood effect flooring, radiator, side aspect double glazed window and door to:

**KITCHEN:**

**2.89m x 2.13m (9'6 x 7'0)** Comprising eye and base level units with rolled edge work surfaces, one and half bowl single drainer unit with mixer tap, extractor hood, space for appliances, part tiled walls, radiator, laminate wood effect flooring, rear aspect double glazed window and doors to all rooms.

**GROUND FLOOR  
BATHROOM:**

White three piece suite comprising panel enclosed bath with power shower over, half pedestal wash hand basin, low level W.C, airing/storage cupboard, fully tiled walls, tiled flooring, rear aspect double glazed window and side aspect double glazed door to garden.

**CONSERVATORY:**

**3.73m x 2.63m (12'3 x 8'8)** Utility area comprising eye and base level units, space for appliances, radiator, tiled flooring, rear aspect double glazed window and side aspect double glazed door to garden.

**FIRST FLOOR  
LANDING:**

Access to loft and doors to all rooms.

**BEDROOM ONE:**

**4.20m x 3.41m (13'9 x 11'2)** Coved ceiling, built in wardrobes, radiator, front aspect double glazed window and door to:

**EN-SUITE  
SHOWER ROOM:**

Comprising double shower cubicle with power shower and tiled all round, wall mounted wash hand basin, concealed low level W.C, heated towel rail and wooden flooring.

**BEDROOM TWO:**

**3.06m x 2.54m (10'0 x 8'4)** Radiator, side aspect double glazed window and door to:

**JACK AND JILL  
SHOWER ROOM:**

Comprising separate shower cubicle with power shower and tiled all round, vanity enclosed wash hand basin, low level W.C, radiator, extractor fan, part tiled walls, tiled flooring, rear aspect opaque double glazed window and door to:

**BEDROOM  
THREE:**

**2.88m x 2.13m (9'5 x 7'0)** Radiator and rear aspect double glazed window.

### OUTSIDE

**REAR GARDEN:**

Approximately 50ft (Southerly Facing) Patio area, artificial lawn area, flower and shrub borders, timber sheds, external tap, covered and gated side access and enclosed by panel fencing.

**PARKING:**

Off street parking for up to two vehicles.

**COUNCIL TAX  
BAND:**

D - 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

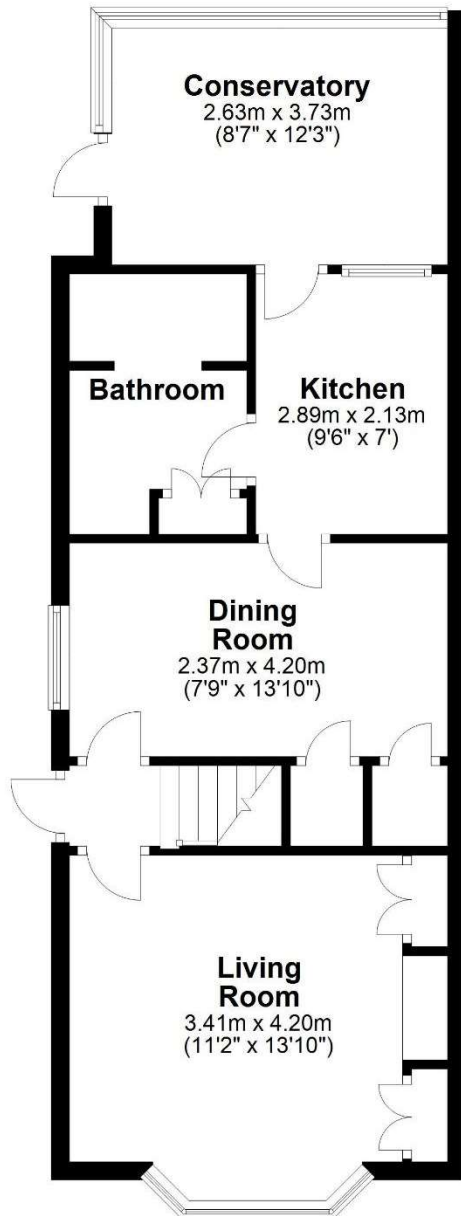
Scan the QR code to follow us on instagram

The Grove, Egham, Surrey, TW20 9QJ

FLOORPLAN

**Ground Floor**

Approx. 52.0 sq. metres (559.7 sq. feet)



**First Floor**

Approx. 41.5 sq. metres (446.5 sq. feet)



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

Total area: approx. 93.5 sq. metres (1006.2 sq. feet)

## The Grove, Egham, Surrey, TW20 9QJ

### EPC

9, The Grove EGHAM TW20 9QJ	Energy rating <b>D</b>
Valid until <b>28 June 2030</b>	Certificate number <b>8190-6926-7830-0635-9222</b>

Property type Semi-detached house

Total floor area 86 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](#).

### 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		83   B
69-80	C		
55-68	D	64   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