



Mullens Road, Egham, Surrey, TW20 8AG

OIEO £300,000 Freehold



Being offered with **NO ONWARD CHAIN**, this light and spacious end of terrace one bedroom starter home with side access and private rear garden, along with a private driveway to the front. The property offers entrance porch, modern high gloss kitchen, lounge/diner, double bedroom and modern bathroom with additional storage. In addition, there is gas central heating and double glazing throughout. Egham Orbit Leisure Centre and Mainline Station are within short walking distance, whilst the High Street and Magna Square complex including Everyman Cinema are also nearby. **Zero stamp duty for first time buyers up to £425,000.**

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- ENTRANCE PORCH:** With door to:-
- LOUNGE / DINING ROOM:** 7.45m x 3.86m (24'6" x 12'8") Open tread stairs to first floor, ceiling down lighters, radiator, satellite TV and fibre internet connections are present, rear aspect double glazed patio doors onto garden and door to:-
- KITCHEN:** 2.83m x 1.78m (9'4" x 5'10") Range of gloss white eye and base level units with rolled edge work surfaces, concealed lighting, single sink unit with mixer tap, integrated fridge / freezer fitted electric oven, Halogen hob and extractor over, built-in dishwasher, integrated washing machine, part tiled walls, slate effect ceramic tiled floor and front aspect double glazed window.
- FIRST FLOOR LANDING:** Doors to all rooms.
- DOUBLE BEDROOM:** 3.60m x 3.28m (11'10" x 10'9") Access to loft, satellite TV and fibre internet connections are present, radiator and rear aspect double glazed window.
- BATHROOM:** White three piece suite comprising panel enclosed bath with gas powered shower over, pedestal wash hand basin, low level W.C, fully tiled walls, walk in 'L' shaped storage cupboard with additional eaves storage and access to gas Combi boiler, radiator. Front aspect double glazed Velux window.
- OUTSIDE**
- PRIVATE REAR GARDEN:** 4.88m x 4.88m (16' x 16') Laid to paving with slate shingle border. Side access gate.
- PARKING:** Own driveway providing off street parking and use of a visitor parking bay to the side of the property.
- FRONT:** Storage cupboard, gated side access to rear and pathway to main entrance.
- COUNCIL TAX BAND:** C - Runnymede Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

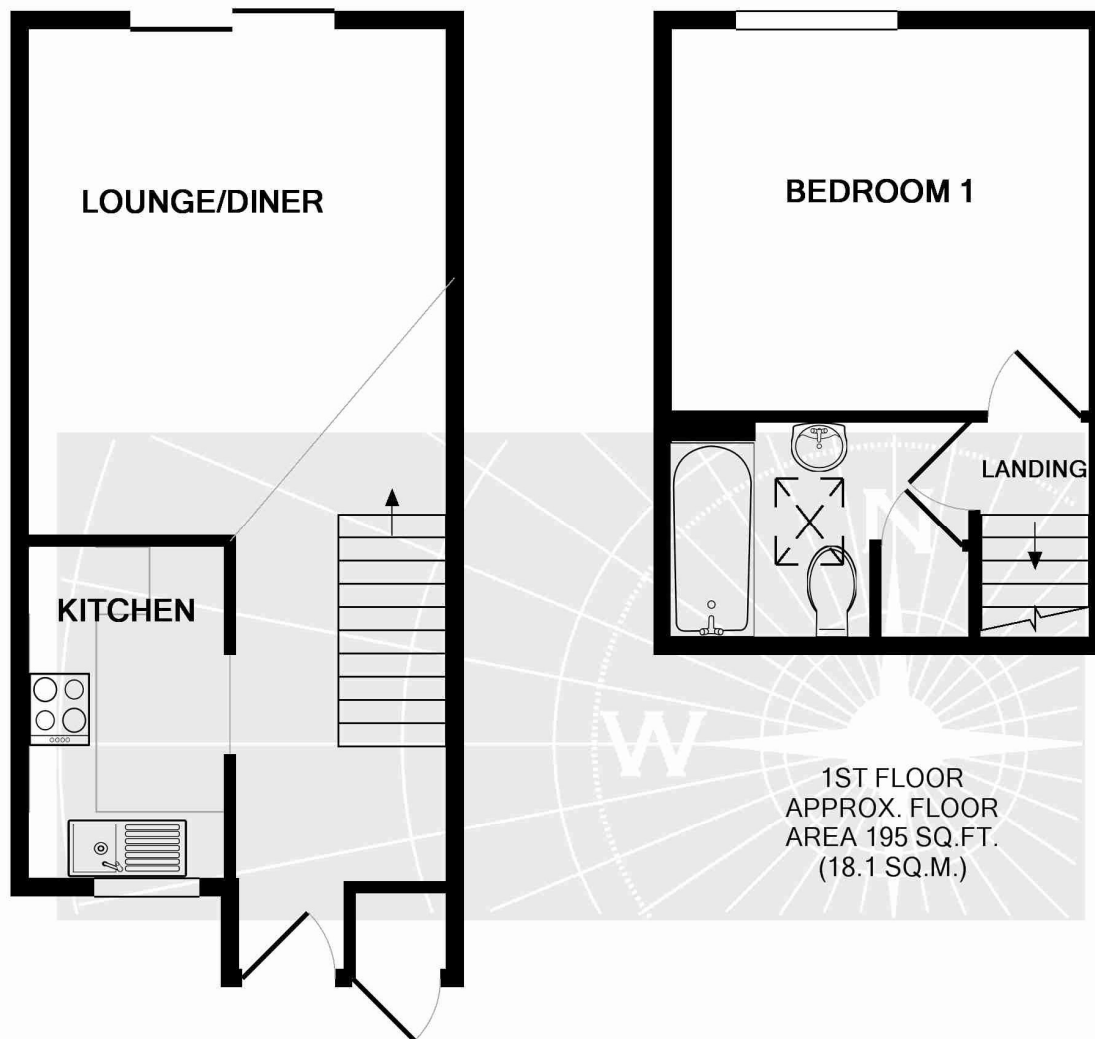


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FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 287 SQ.FT.
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 481 SQ.FT. (44.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

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EPC

19, Mullens Road EGHAM TW20 8AG	Energy rating C
Valid until 27 March 2033	Certificate number 2583-5062-5207-8987-5204

Property type end-terrace house

Total floor area 44 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 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		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60