



**Denham Road, Egham, Surrey, TW20 9DF**

**£560,000 Freehold**



A rarely available three bedroom extended halls adjoining Victorian semi-detached residence located within just yards of High Street amenities, Egham mainline train station, Magna Square and local nurseries and schools. The well proportioned accommodation comprises entrance hallway, lounge, dining room, kitchen/breakfast room, first floor family bathroom, 85ft private rear garden and off street parking for one vehicle to the front. **NO ONWARD CHAIN.**

**Denham Road, Egham, Surrey, TW20 9DF**

Recessed entrance porch with main door to:

**ENTRANCE  
HALLWAY**

Coved ceiling, radiator, stairs to first floor, understair storage cupboard, stripped wooden floorboards and doors to all rooms.

**LOUNGE:**

**3.62m x 3.32m (11'11 x 10'11)** Original cornice ceiling, open cast iron feature fireplace with limestone surround and mantle with granite hearth, radiator, stripped wooden floorboards and front aspect double glazed box bay window.

**DINING ROOM:**

**3.10m x 3.05m (10'2 x 10')** Coved ceiling, cast iron feature fireplace with wooden surround and mantle and granite hearth, radiator, stripped wooden floorboards and rear aspect double glazed French doors to garden.

**KITCHEN/DINING  
AREA:**

**2.85m x 2.75m (9'4 x 9)** **KITCHEN** - Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, space for appliances, part tiled walls, tiled flooring and double opening to:

**3.40m x 2.75m (11'2 x 9')** **DINING** - Coved ceiling, radiator, tiled flooring, side aspect double glazed window and rear access double glazed French doors to garden.

**FIRST FLOOR  
LANDING:**

Coved ceiling, access to loft, hand rail and balustrading, stripped wooden floorboards and doors to all rooms.

**BEDROOM ONE:**

**3.35m x 2.80m (11' x 9'2)** Coved ceiling, feature cast iron fireplace, radiator, stripped wooden floor boards and front aspect double glazed windows.

**BEDROOM TWO:**

**3.02m x 3.00m (9'11 x 9'10)** Coved ceiling, radiator, stripped wooden floorboards, front aspect double glazed window.

**BEDROOM THREE:**

**3.35m x 1.80m (11' x 5'11)** Coved ceiling feature cast iron fireplace, radiator, stripped wooden floorboards and rear aspect double glazed window.

**FIRST FLOOR  
FAMILY  
BATHROOM:**

Four piece white family bathroom suite comprising panel enclosed bath with shower attachment over, separate shower cubicle with power shower and fully tiled walls, low level W.C, pedestal wash hand basin, radiator, wood effect laminate flooring, fully tiled walls, side aspect opaque double glazed walls and opening to:

**INNER  
HALL/UTILITY  
CUPBOARD:**

Comprising pedestal wash hand basin with tiled splashback and mirror above and door to utility cupboard comprising shelving, housing washing machine and tumble dryer.

**OUTSIDE**

**REAR GARDEN:**

Hardstanding area, lawn area, patio area, raised flower beds, shed, external tap, external power and lighting and gated side access to front and enclosed by panel fencing.

**PARKING:**

Hardstanding providing off street parking for one vehicle and pathway to main entrance.

**COUNCIL TAX  
BAND:**

E - Runnymede Borough Council

**VIEWINGS:**

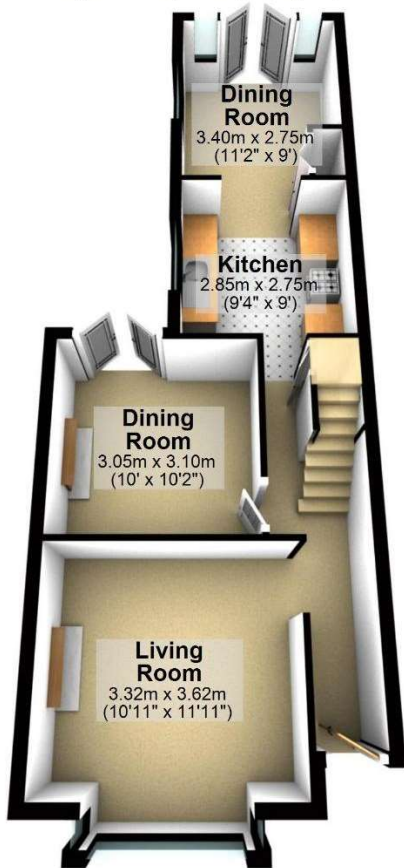
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

Denham Road, Egham, Surrey, TW20 9DF

FLOORPLAN

**Ground Floor**

Approx. 47.9 sq. metres (515.2 sq. feet)



**First Floor**

Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 86.2 sq. metres (927.5 sq. feet)

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

## Denham Road, Egham, Surrey, TW20 9DF

### EPC

Energy performance certificate (EPC)		
61 Denham Road EGHAM TW20 9DF	Energy rating <b>D</b>	Valid until: 15 March 2033 Certificate number: 9717-8127-9000-0486-6292
Property type	Semi-detached house	
Total floor area	86 square metres	

#### Rules on letting this property

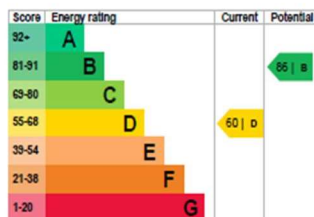
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](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 D. 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 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