

NEVIN — & — WELLS

Distinctive Homes

Established 2002



North Street, Egham, TW20 9RP

£650,000 Freehold



North Street, Egham, Surrey, TW20 9RP

Coming to the market for the first time since this historic residence was built in circa 1870's, is this very charming detached residence situated in Central Egham. Accommodation comprises entrance porch, living room, dining room, downstairs W.C, study, kitchen/breakfast room, conservatory, three bedrooms, separate annexe, own driveway providing off street parking for up to two vehicles and a private 100ft rear garden.

Covered entrance area with main door to:

ENTRANCE PORCH:

Side aspect windows and door to:

LOUNGE:

4.07m x 3.53m (13'4 x 11'7) Coved ceiling, radiator, original cast iron open fireplace with wooden surround, mantle and tiled hearth, laminate wood effect flooring, under stair storage cupboard, side aspect double glazed windows and front aspect double glazed window and door to:

DINING ROOM:

4.10m x 4.07m (13'5 x 13'4) Coved ceiling, radiator, original cast iron feature fireplace with wooden surround mantle and tiled hearth, laminate wood effect flooring, side aspect double glazed window and door to:

KITCHEN/BREAKFAST ROOM:

4.07m x 3.00m (13'4 x 9'10) Comprising eye and base level units with rolled edge work surfaces, twin bowl sink with mixer tap, space for appliances, breakfast bar area, part tiled walls, tiled flooring, side aspect double glazed window, rear aspect window and doors to all rooms.

STUDY:

3.00m x 2.05m (9'10 x 6'9) Radiator, fitted carpet, front and rear aspect windows.

CONSERVATORY:

Radiator, solid wood flooring, rear aspect French doors to garden and door to:

DOWNSTAIRS W.C:

Comprising low level W.C, wall mounted wash hand basin and rear aspect window.

FIRST FLOOR LANDING:

Fitted carpet, handrail and balustrading and doors to all rooms.

BEDROOM:

4.07m x 3.53m (13'4 x 11'7) Coved ceiling, fitted storage cupboard, radiator, original cast iron fireplace and front aspect double glazed window.

DRESSING ROOM /BEDROOM:

3.15m x 2.00m (10'4 x 6'7) Built in storage cupboard, radiator, fitted carpet, side aspect stained glass sash window and door to:

BEDROOM:

4.07m x 3.01m (13'4 x 9'11) Radiators, fitted carpet and rear aspect windows.

BATHROOM:

White three piece suite comprising panel enclosed bath with electric shower over and glass shower screen, concealed low level W.C, vanity enclosed wash hand basin, radiator, extractor, part tiled walls, tile effect vinyl flooring.

OUTSIDE

REAR GARDEN:

Patio area, lawn areas, well established flower, shrub and tree borders, pergolas, timber shed, wild flowers, external lighting, footpath to rear, front and to :

PARKING:

Off street parking for two vehicles and pathway to main entrance.

DETACHED ANNEXE: LOUNGE:

4.88m x 4.88m (16' x 16')

Beamed ceiling, laminate wood effect flooring, radiator, front, side and rear aspect windows, stairs to first floor and doors to all rooms.

KITCHEN:

Built in units with rolled edge work surfaces, single sink unit with mixer tap, space for appliances, front aspect window and part tiled walls.

BATHROOM/UTILITY:

Comprising low level W.C, wash hand basin, rear aspect door and opaque window, radiator, space for washing machine and tiled flooring.

SHOWER:

Comprising separate shower with power shower, extractor fan

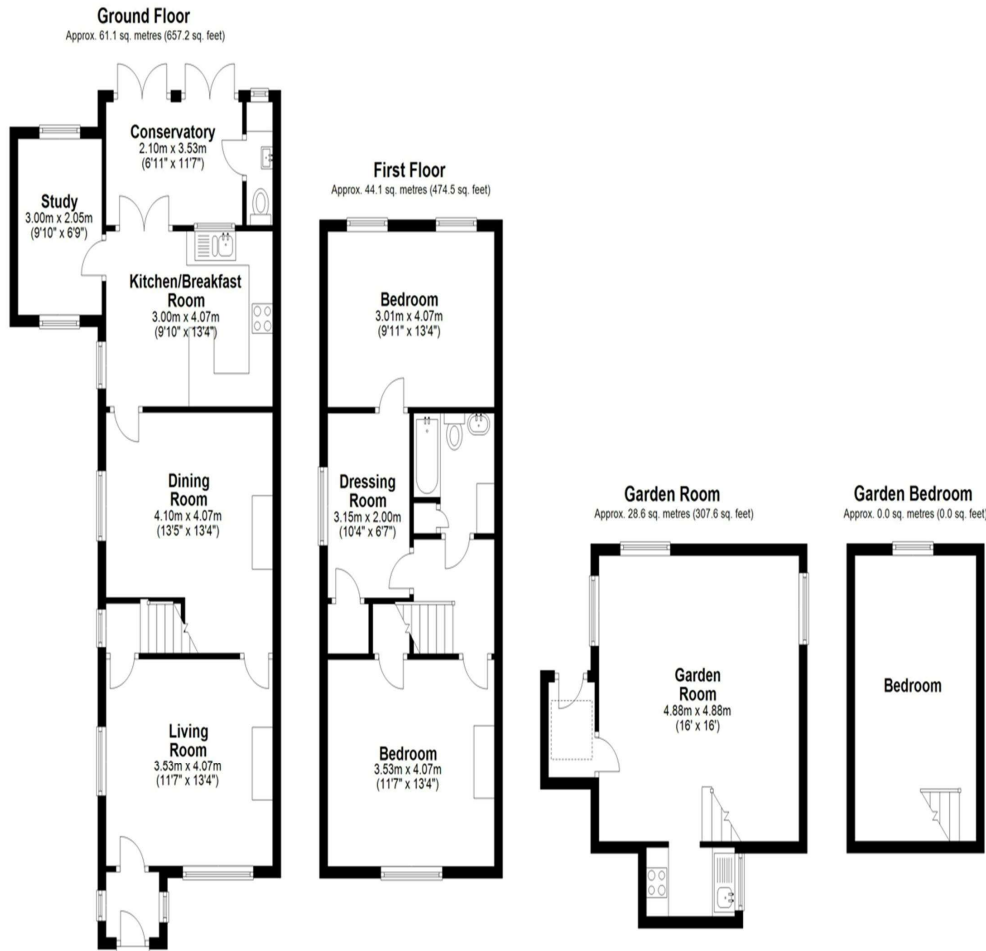
FIRST FLOOR BEDROOM:

Rear aspect window and fitted carpet.

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOOR PLAN



EPC

Energy performance certificate (EPC)

14 North Street EGHAM TW20 3RP	Energy rating D	Valid until: 6 September 2032 Certificate number: 5212-1121-0000-0830-6202
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Property type	Detached house
Total floor area	88 square metres

Rules on letting this property

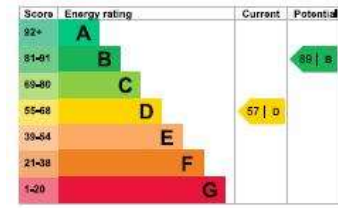
Properties can be let if they have an energy rating from A to E.

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 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

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

