



Grove Court, Egham, Surrey, TW20 9PZ

£425,000 Freehold



Rarely do you get the opportunity of purchasing a three bedroom house in Central Egham for this price. The property is walking distance from the station, Magna Square and High Street and offers gas central heating, a through kitchen/dining room, private South East facing rear garden and off street parking for up to three vehicles. Call the sellers sole agent for a viewing. **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

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PVC front door into:

- ENTRANCE HALL:** Wood laminate floor, stairs to first floor and arch to:
- LOUNGE:** **4.60m x 3.42m (15'11 x 11'2)** Wood laminate floor, radiator, double glazed window to front, under stair storage cupboard and door to:
- KITCHEN/DINER:** **4.43m x 3.36m (14'5 x 11')** Eye and base level units with rolled edge work surfaces and concealed lighting, five ring gas hob with extractor over, built in oven and microwave, radiator, one and half bowl sink unit with mixer tap, space for appliances, part tiled walls, cupboard housing boiler, double glazed door to side, double glazed window to rear, double glazed French doors to rear.
- LANDING:** Hatch to loft and double glazed window to side. Doors to:
- BEDROOM ONE:** **4.62m x 2.56m (15'1 x 8'4)** Radiator, alcove ideal for built in wardrobe and double glazed window to front.
- BEDROOM TWO:** **4.01m x 2.26m (13'1 x 7'4)** Radiator, alcove and double glazed window to rear.
- BEDROOM THREE:** **2.80m x 1.75m (9'2 x 5'7)** Radiator and double glazed window to front.
- BATHROOM:** Panel enclosed bath with mixer tap, wall mounted shower, low level W.C, pedestal wash hand basin with mixer tap, radiator and double glazed window to rear.

OUTSIDE

- REAR GARDEN:** **40ft.** South East facing. Mainly laid to lawn, paved patio area, fully enclosed timber storage shed and side gate leading to:
- PARKING:** Own driveway with parking for up to three 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



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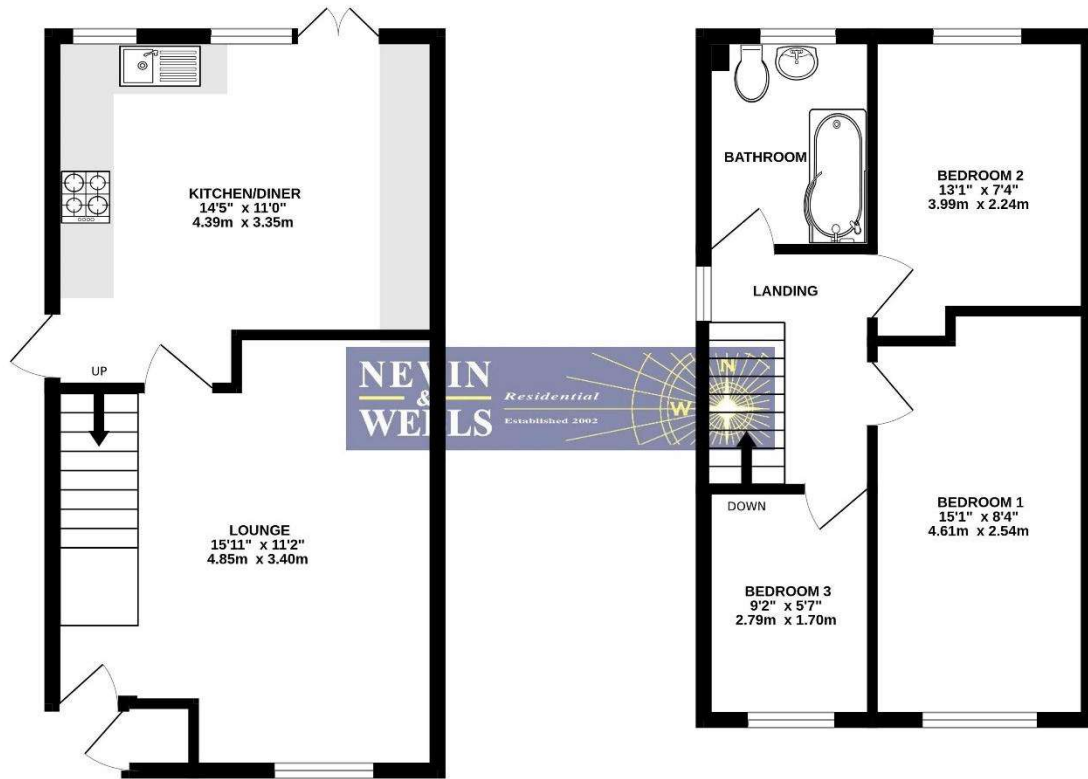
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FLOORPLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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EPC

60 Grove Court The Grove EGHAM TW20 9PZ		Energy rating D
Valid until 21 February 2032	Certificate number 7532-9722-5900-0129-3226	
Property type	End-terrace house	
Total floor area	72 square metres	

Rules on letting this property

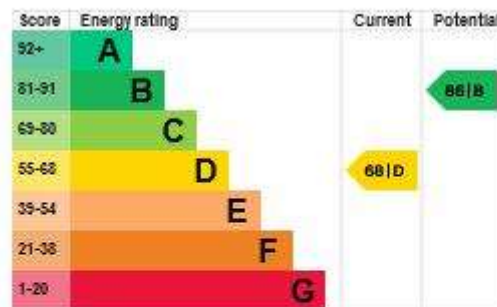
Properties can be let if they have an energy rating from A to E.

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

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