



Egham Hill, Egham, Surrey, TW20 0ER

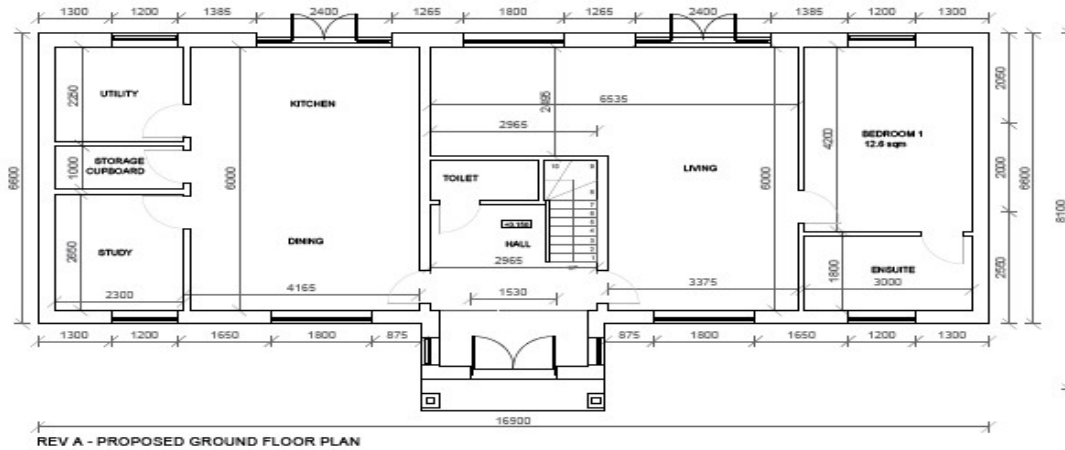
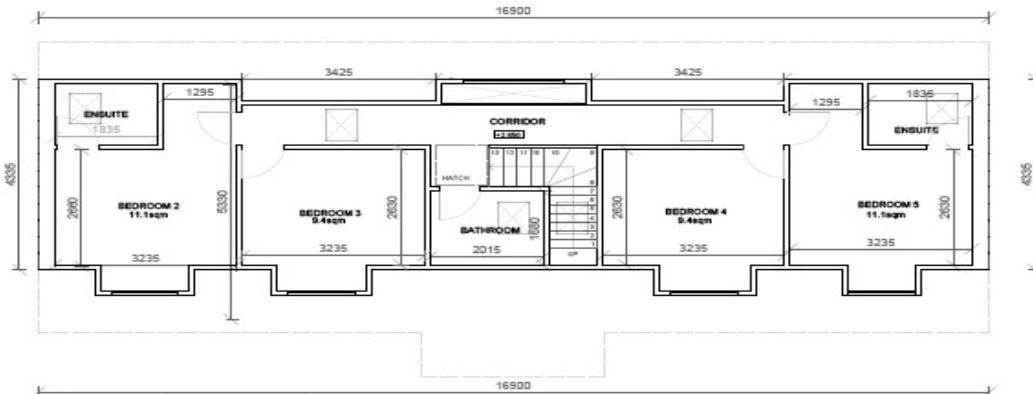
Guide Price £525,000 Freehold



An excellent opportunity to acquire a detached bungalow with full planning permission granted to re-develop the site by building a five bedroom, two storey residence. Full details available via Runnymede planning website using reference **RU.22/1838**. The existing four bedroom bungalow is rented, achieving £2,050pcm. The tenancy can be passed onto any purchaser, should they wish to continue with an ongoing rental. Allocated off street parking is available. Egham's new Magna Square complex, Virginia Water lake and Windsor Great Park are all within close proximity. Contact sole agents for further information.

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PROPOSED FLOOR PLAN



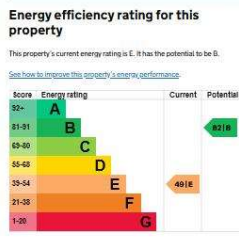
All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

EPC

St. Egham Hill Egham TW20 0ER	Energy rating E
Valid until 22 July 2030	Certificate number 2078-4013-6283-7290-9290

Property type: Detached bungalow
 Total floor area: 73 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](#).



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

COUNCIL TAX BAND: E - Runnymede Borough Council