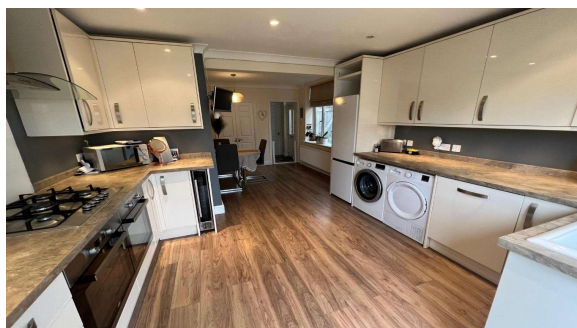




Pooley Green Road, Egham, TW20 8AW

£475,000 Freehold



A very well presented double storey extended three bedroom semi-detached residence located within yards of local shops and schools. Benefits include lounge, downstairs W.C. dining room, recently fitted kitchen, home gymnasium/studio, large double garage to rear, luxury first floor bathroom, and off street parking for one vehicle to the rear. Private rear garden. Further benefits include double glazing throughout, gas central heating and field views to the rear of Hythe Park.

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Double glazed main door:

ENTRANCE HALL:

Stairs to first floor, laminate wood effect flooring and doors to all rooms.

LIVING ROOM:

3.98m x 3.06m (13'1 x 10'0) Coved ceiling, radiator, laminate wood effect flooring and front aspect double glazed bay window.

DINING ROOM:

3.98m x 2.75m (13'1 x 9'0) Coved ceiling, radiator, storage cupboard, laminate wood effect flooring, side aspect double glazed window, double opening to fitted kitchen and door to:

DOWNSTAIRS W.C:

Comprising low level W.C and wash hand basin.

FITTED KITCHEN:

3.65m x 3.45m (12'0 x 11'4) Comprising eye and base level units with square edge work surfaces, fitted double oven, six ring gas hob with extractor over, fitted dishwasher, space for other appliances, coved ceiling, laminate wood flooring, rear aspect double glazed window and rear aspect double glazed French doors to garden

FIRST FLOOR LANDING:

Access to loft, coved ceiling, handrail and balustrading and doors to all rooms.

BEDROOM ONE:

3.35m x 3.06m (11' x 10') Coved ceiling, built in wardrobes, radiator, front aspect double glazed window.

BEDROOM TWO:

3.20m x 2.50m (10'6 x 8'2) Coved ceiling, radiator and rear aspect double glazed window.

BEDROOM THREE:

2.95m x 2.50m (9'8 x 8'2) Coved ceiling, radiator and side aspect double glazed window.

LUXURY FIRST FLOOR FAMILY BATHROOM:

White three piece suite comprising panel enclosed bath with power shower and glass shower screen, vanity enclosed wash hand basin, low level W.C, extractor fan, fully tiled walls, heated towel rail, tiled flooring and side aspect opaque double glazed window.

OUTSIDE

REAR GARDEN:

Patio area, lawn area, external lighting, external tap, shrub and tree borders, enclosed by panel fencing and footpath leading to:

GYMNASIUM/STUDIO:

4.60m x 3.20m (15'1 x 10'6) Full power and lighting, fully alarmed, fitted carpet, side aspect double glazed doors and front aspect double glazed French doors.

DOUBLE GARAGE:

Full power and lighting, secure remote up and over door.

PARKING:

Hard standing to rear for one vehicle.

FRONT GARDEN:

Lawn area, pathway to main entrance enclosed by panel fencing and gated, side access to rear. Local authority approval to turn front garden into a driveway.

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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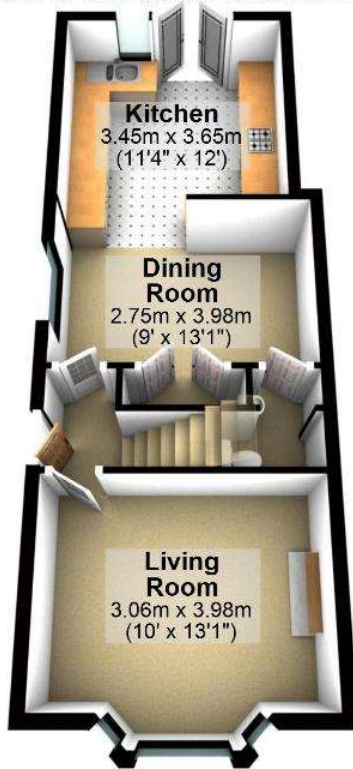
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FLOORPLAN

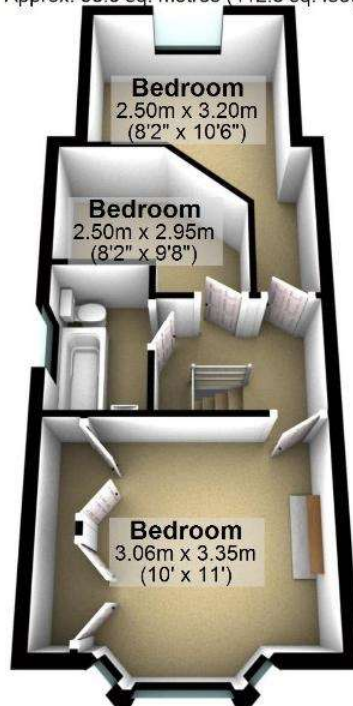
Ground Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



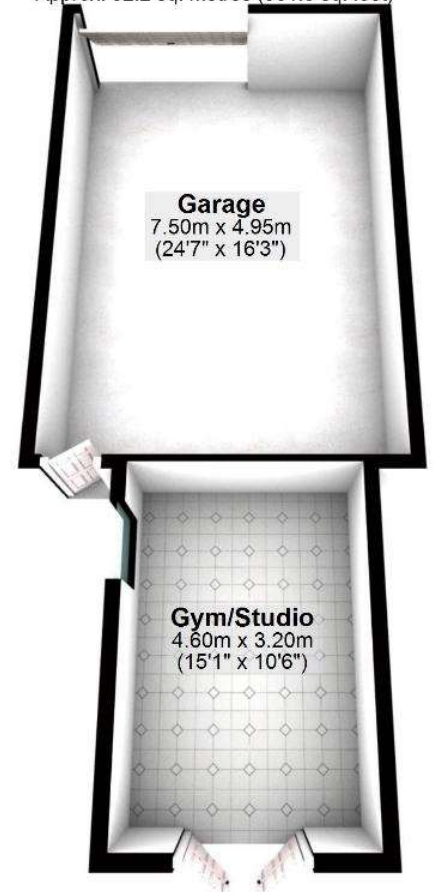
First Floor

Approx. 38.3 sq. metres (412.8 sq. feet)



Garage/Garden Room

Approx. 52.2 sq. metres (561.8 sq. feet)



Total area: approx. 133.5 sq. metres (1437.0 sq. feet)

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

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EPC

109 Pooley Green Road EGHAM TW20 8AW		Energy rating C
Valid until 27 April 2033	Certificate number 8417-8024-0160-0298-5226	

Property type	Semi-detached house
Total floor area	85 square metres

Rules on letting this property

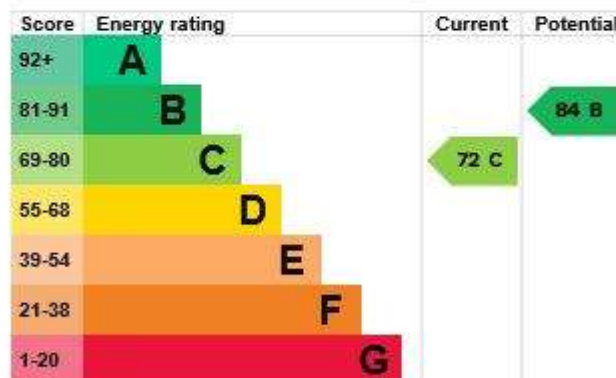
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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 50