



Harcourt Close, Egham, TW20 8BJ

£425,000 Freehold



Having been completely modernised and refurbished by the current owners, is this stunning three bedroom home, situated in a quiet cul-de-sac, close to playing fields, shops and schools. The frontage offers potential for off street parking (subject to planning permission) and to the rear is a private and low maintenance garden. Viewings strongly recommended.

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Double glazed front door into:

ENTRANCE HALL:

Radiator, stairs to first floor, double glazed window to front and door to:

**MODERN
KITCHEN/BREAKFAST
ROOM:**

4.80m x 3.15m (15'9 x 10'4) Eye and base level units with granite work surfaces, single drainer sink unit with mixer tap, built in oven, four ring gas hob and extractor over, space for appliances, part tiled walls, fully tiled floor, area for dining table and chairs. Double glazed window to front.

LIVING ROOM:

4.10m x 3.35m (13'6 x 11') Built in cupboards, radiator, glazed internal window and full height double glazed sliding door onto rear garden.

LANDING:

Double glazed window, over stairs cupboard, built in cupboard housing combination boiler and doors to:

BEDROOM ONE:

4.10m x 3.35m (13'6 x 11') Freestanding triple wardrobes, radiator, coved ceiling and double glazed window to rear.

BEDROOM TWO:

3.35m x 2.10m (11' x 6'11) Radiator, coved ceiling and double glazed window to front.

BEDROOM THREE:

2.50m x 1.90m (8'2 x 6'3) Radiator, coved ceiling and double glazed window to front.

MODERN BATHROOM:

Panel enclosed bath with mixer tap and overhead shower, vanity sink unit with mixer tap and cupboard below, inset low level W.C, heated towel rail, fully tiled floor, half tiled walls and double glazed window to rear.

OUTSIDE

GARDEN:

Approximately 30ft South East facing. Large paved patio area, astro turfed area, gravelled beds with shrubs, rear access gate.

FRONT GARDEN:

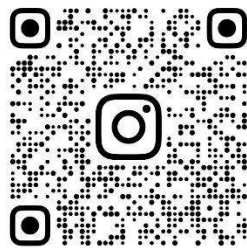
Lawned area suitable for being made a driveway for two vehicles (subject to planning permission)

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



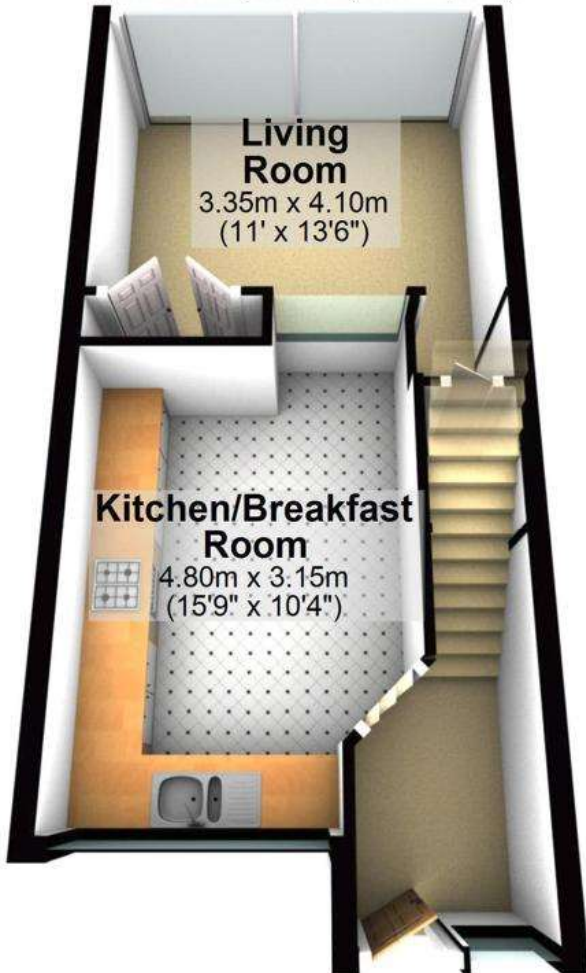
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FLOORPLAN

Ground Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 72.0 sq. metres (774.7 sq. feet)

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

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EPC

Energy performance certificate (EPC)		
7 Harcourt Close EGHAM TW20 8BJ	Energy rating C	Valid until: 29 May 2033 Certificate number: 9217-8925-5160-0920-4272
Property type	Mid-terrace house	
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](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 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 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		