



**Hummer Road, Egham, TW20 9BW**

**£600,000 Freehold**



A rarely available three bedroom Edwardian detached residence located in the heart of Egham town centre. Built in 1906 and being marketed for the first time since 1947. The well presented and proportioned accommodation comprises recessed entrance porch, entrance hallway, two reception rooms, recently installed kitchen, utility/larder area, external W.C, first floor family bathroom. Private Southerly aspect rear garden and a detached double garage. **NO ONWARD CHAIN**

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Recessed entrance porch with composite double glazed front door to:

**ENTRANCE  
HALLWAY:**

Stairs to first floor with original Edwardian balustrading and newel post, under stair storage area/cupboard, radiator, laminate wood effect flooring and original restored Edwardian doors to all rooms.

**LIVING ROOM:**

**3.95m x 3.65m (12'11 x 12')** Original cornice ceiling, feature fireplace with wooden surround, mantle and marble heath, radiator, laminate wood effect flooring and front aspect replacement double glazed sash bay window.

**DINING ROOM:**

**3.95m x 2.95m (13' X 9'88)** Coved ceiling, restored cast iron feature fireplace, built in mirrored double cabinet and storage under, original storage hatch, radiator, laminate wood effect flooring and rear aspect replacement double glazed sash window.

**KITCHEN:**

**3.20m x 2.50m (10'6 x 8'2)** Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, fitted oven, hob and extractor over, space for other appliances, feature radiator/towel rail, side aspect double glazed windows, tiled flooring, rear aspect opaque double glazed door to garden and original rear door to:

**EXTERNAL W.C:**

Comprising high level W.C, wall mounted wash hand basin, radiator, tiled flooring

**UTILITY/PANTRY  
AREA:**

Built in shelving, recently replaced boiler, rolled edge work surface, space for appliances, tiled flooring and rear aspect double glazed window.

**FIRST FLOOR  
LANDING:**

Access to loft, radiator, original restored Edwardian hand rail and balustrading, over stair storage cupboard and original restored Edwardian doors to all rooms.

**BEDROOM ONE:**

**4.70m x 3.95m (15'5 x 12'11)** Original built in wardrobes with storage over, original cast iron feature fireplace and original Edwardian tiled hearth, radiator, laminate wood effect flooring and front aspect replacement double glazed sash windows.

**BEDROOM TWO:**

**3.95m x 2.95m (13' x 9'8)** Original built in wardrobes with storage over, original cast iron feature fireplace, radiator, laminate wood effect flooring and rear aspect replacement double glazed sash window.

**BEDROOM THREE:**

**3.20m x 1.95m (10'6 x 6'5)** Radiator, laminate wood effect flooring and rear aspect replacement double glazed sash window.

**FIRST FLOOR  
LUXURY FAMILY  
BATHROOM:**

White classic three piece bathroom suite comprising panel enclosed bath with riser shower over and concertina folding glass shower screen, pedestal wash hand basin, low level W.C, radiator/towel rail, extractor fan, part tiled walls, tiled flooring and side aspect opaque double glazed window.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 60ft. Southerly aspect.** Patio area, well established flower, shrub and tree borders, low maintenance purple slate area, external tap, external light, enclosed by panel fencing and pathway to:

**DETACHED  
GARAGE:**

Remote roller door, full power and lighting and door to garden.

**FRONT:**

Pathway to main entrance, flower and shrub borders, gated side access to rear and enclosed by brick walling.

**COUNCIL TAX  
BAND:**

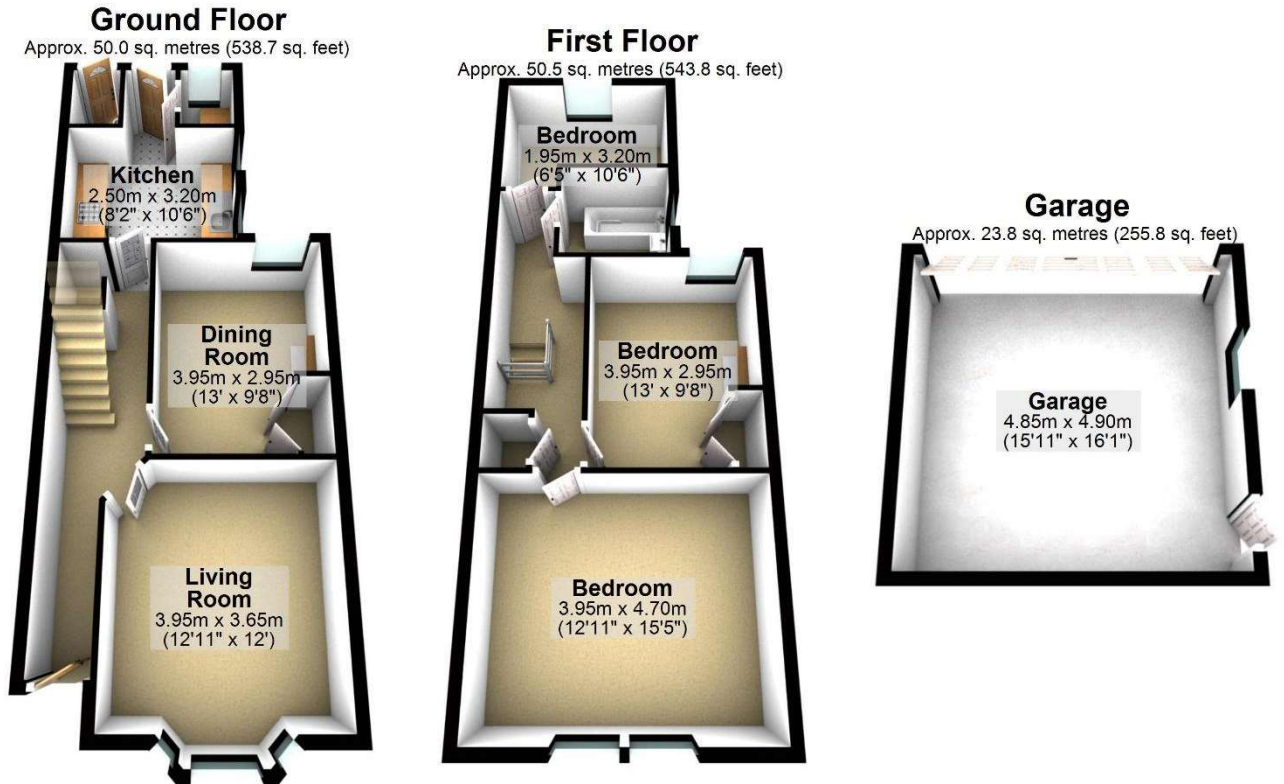
E - Runnymede Borough Council

**VIEWINGS:**

**By appointment with the clients selling agents, Nevin & Wells  
Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**

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FLOORPLAN



Total area: approx. 124.3 sq. metres (1338.2 sq. feet)

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

## Hummer Road, Egham, Surrey, TW20 9BW

### EPC

27, Hummer Road EGHAM TW20 9BW		Energy rating <b>E</b>
Valid until 17 March 2025	Certificate number 8904-3283-7429-6197-8753	
Property type	Detached house	
Total floor area	101 square metres	

### Rules on letting this property

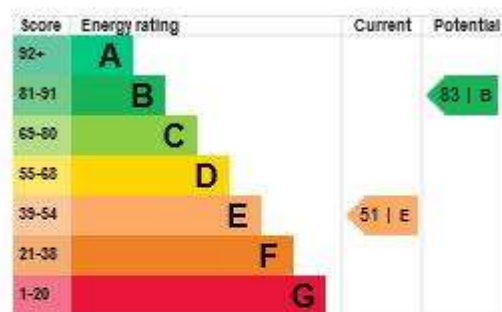
Properties can be let if they have an energy rating from A to E.

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

### Energy efficiency rating for this property

This property's current energy rating is E. 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