

NEVIN & WELLS

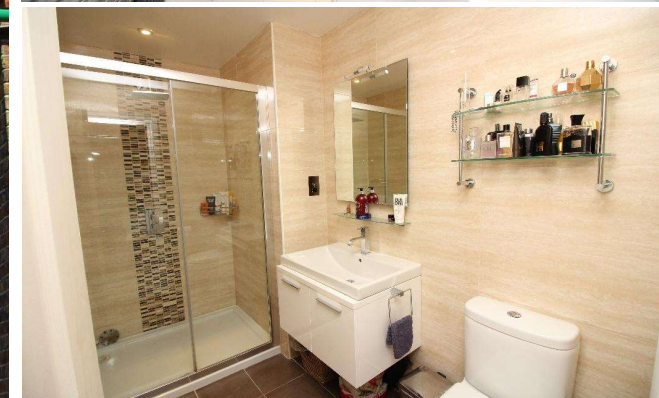
Distinctive Homes

Established 2002



Hummer Road, Egham, Surrey, TW20 9BP

£735,000 Freehold



Hummer Road, Egham, Surrey, TW20

A stunning example of a four bedroom detached residence with character and a contemporary finish internally. Previously extended the property now incorporates an integral garage in addition to en suite facilities, 23ft fitted kitchen/dining room, utility room, downstairs cloakroom and 72ft rear garden with an office/Summer house. Situated in Egham's conservation area close to the stunning new Magna Square complex and mainline station. Egham offers excellent access to most motorways and is close to Windsor Great Park and Runnymede Pleasure Grounds. Being sold with **NO ONWARD CHAIN**.

Overhead arched entrance porch with front door into:-

ENTRANCE HALL: Double radiator, stripped floorboards, stairs to first floor and door into:-

LOUNGE: 7.85m x 3.60m (25'9" x 11'10") Stripped floorboards, two radiators, large walk-in cupboard with radiator, arched internal feature window, feature stainless steel fireplace with stone surround and built in solid fuel burner. Double glazed sash window to front and rear door to:-

MODERN FITTED KITCHEN/ DINING ROOM: 7.0m x 4.68m (23'0" x 15'4") Recently fitted kitchen comprising of gloss finish cream coloured eye and base level units with concealed lighting and solid wood surfaces, under floor heating, fitted Bosch stainless steel oven and four ring halogen hob with extractor over, concealed fridge freezer and dishwasher, fourteen ceiling downlighters, porcelain tiled floor, part tiled walls, square stainless steel single sink unit with mixer tap and drainer. Double glazed window to rear, double glazed double doors to rear and internal door to:

UTILITY ROOM: 2.47m x 3.20m (8'1" x 10'6") Space for appliances, wall mounted boiler, built in megaflo tank, circular stainless steel single sink unit with mixer tap, solid wood work surface, porcelain tiled floor, double glazed window and external door to rear. Integral door to garage and door to:-

DOWNSTAIRS CLOAKROOM: Low level W.C, wall mounted wash hand basin with mixer tap, tiled splashback, single radiator, double glazed window to side and porcelain tiled floor.

'L' SHAPED LANDING

With pitched Velux window, doors to all rooms, storage cupboard and hatch to loft with pull down ladder and power.

MASTER BEDROOM:

4.60m x 3.40m (15'1" x 11'2") Two double radiators, fully fitted floor to ceiling built in cupboards, double aspect double glazed sash windows to front and doors to:

EN SUITE SHOWER ROOM:

2.80m x 1.54m (9'2" x 5'1") Low level W.C, wash hand basin with mixer tap set into cupboard, chrome heated towel rail, slate tiled floor, porcelain tiled walls, double shower cubicle with concealed pipework, large square shower head and sliding door. Ceiling port hole sun tube window, extractor fan and electric shaver point.

BEDROOM TWO:

4.15m x 2.90m (13'7" x 9'6") Stripped floorboards, radiator, hatch to loft and doubled glazed window to rear.

BEDROOM THREE:

3.80m x 2.78m (12'6" x 9'1") Double radiator, double glazed window to front.

BEDROOM FOUR:

3.80m x 2.45m (12'6" x 8'0") Double room and double glazed window to rear.

INTERGRAL GARAGE:

5.10m x 2.53m (16'9" x 8'4") Access via double doors with light and power.

OUTSIDE

REAR GARDEN:

72ft Mainly laid to lawn, raised vegetable patch, tap and light, timber storage shed, flower and shrub borders, fully enclosed and slate tiled patio area. **OFFICE/SUMMER HOUSE:** 3.70m x 3.70m (12'2" x 12'2") Wood effect laminate floor, windows to both sides, windows to front and decked area.

PARKING:

Off street parking for one vehicle leading to garage.

FRONT:

Landscaped area with various shrubs and tiled pathway to front door.

VIEWINGS:

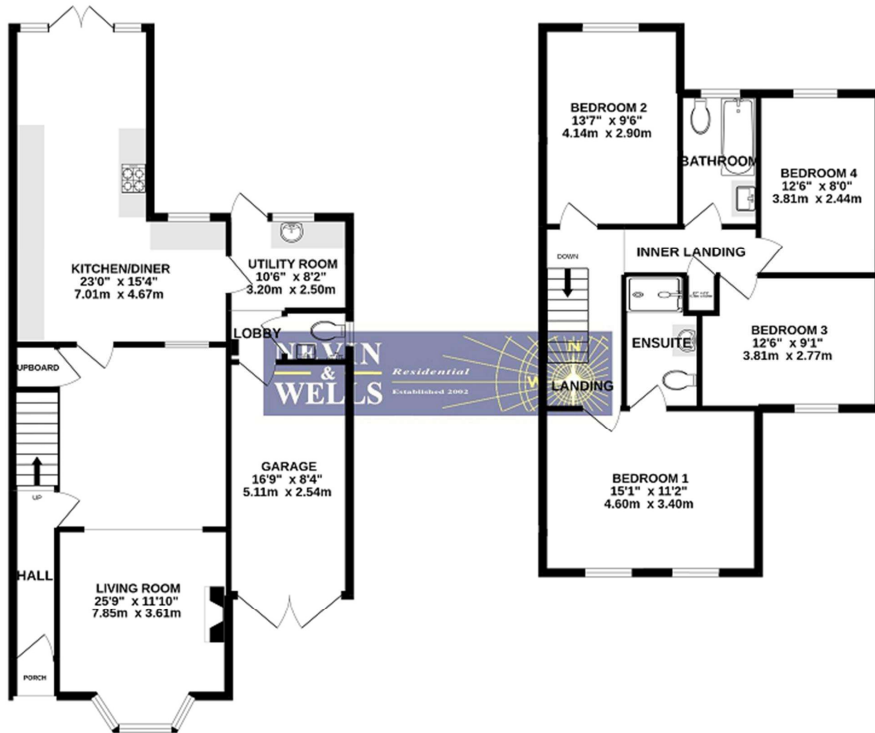
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOOR PLAN

EPC

GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.

1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

66 Hummer Road EGHAM TW20 9BP	Energy rating C
Valid until 30 August 2032	Certificate number 0712-0128-0000-0589-6272

Property type: Semi-detached house
Total floor area: 152 square metres

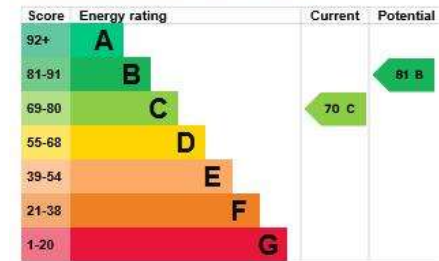
Rules on letting this property

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 60

