



Mount Lee, Egham, Surrey, TW20 9PD

£550,000 Freehold



A spacious two bedroom detached bungalow, in need of refurbishment, offering many original 1950's features. Benefits include large lounge with Adams style fireplace, white shower room, wood panel kitchen, Oak parquet flooring and leaded light windows. The sloping plot measures 160ft (48.72m) x 40ft (12.19m), planted with many mature shrubs and has access to a single garage. The new Magna Square, station and Runnymede National Trust are a five minute walk.

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Oak front door with courtesy light to side, opening into:

ENTRANCE HALLWAY: 3.35m x 2.47m (11' x 8'2) Radiator, original Parquet oak flooring. Storage cupboard.

LOUNGE/DINING ROOM: 6.15m x 3.72m (20'12 x 12'2) Radiator, picture rail, ceiling beams, original Parquet oak flooring, feature Adams style open brick fireplace. Glazed doors onto garden, dual aspect windows to front and rear.

KITCHEN/BREAKFAST ROOM: 3.85m x 3.35m (12'8 x 11') Range of wood panel base and eye level units, laminate worktops, built in electric oven and four ring gas hob, extractor hood, part tiled walls, space for washing machine, integrated fridge, larder cupboard, cupboard housing gas boiler. One and half bowl single drainer sink unit with mixer tap. Window to rear, oak door to side.

SHOWER ROOM: 2.45m x 2.13m (8' x 7') White suite comprising low level W.C, wash hand basin set into vanity unit, tiled shower cubicle housing mixer shower, part tiled walls, radiator, storage cupboard. Frosted window to rear.

BEDROOM ONE: 4.48m x 3.66m (14'8 x 12') Radiator. Dual aspect windows to front and side.

BEDROOM TWO: 3.35m x 2.13m (11' x 7') Radiator. Window to side.

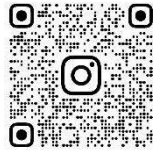
OUTSIDE

PLOT: 160ft x 40ft (48.72m x 12.19m) A mature and partly sloping plot offering many varied trees and shrubs. There is also a greenhouse, outside tap, timber shed and access gate onto Egham Hill.

GARAGE: Single detached garage with metal up/over door, light and power approached via private drive.

COUNCIL TAX BAND: TBC

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

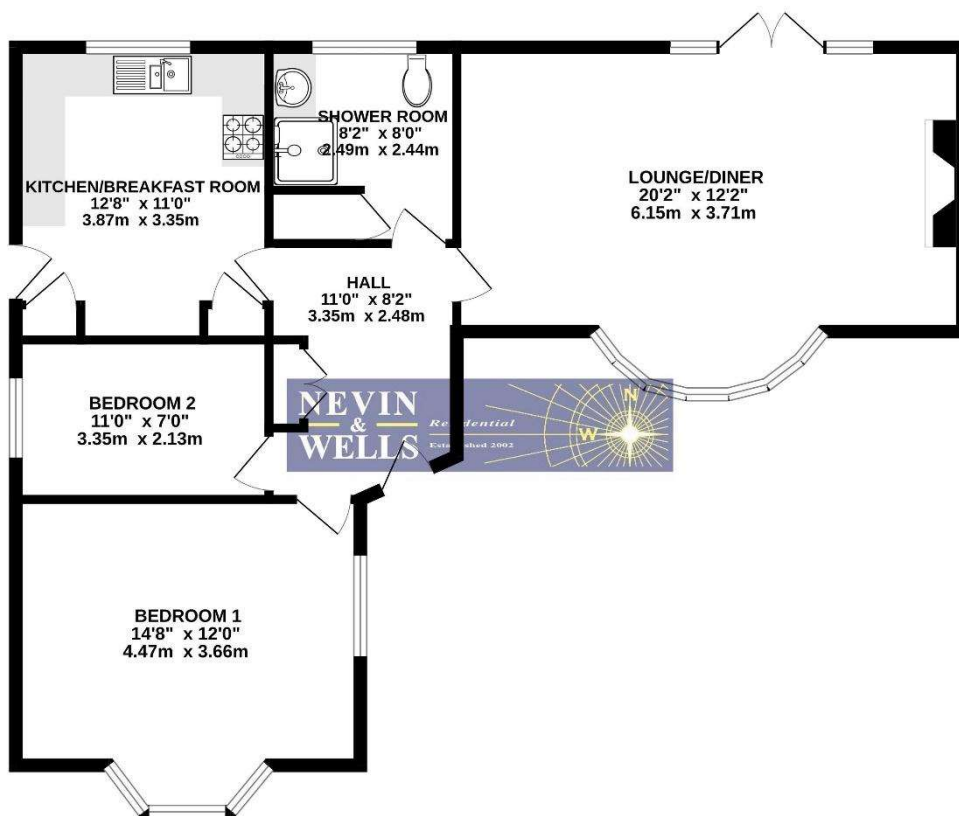


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FLOORPLAN

GROUND FLOOR
836 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items, are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

9 Mount Lee EGHAM TW20 9PD	Energy rating D
Valid until 30 May 2032	Certificate number 7392-3016-2205-2582-8204

Property type Detached bungalow

Total floor area 74 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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