



Crown Street, Egham, Surrey, TW20 9BZ

£545,000 Freehold



A beautifully presented three bedroom Victorian terrace property located in the heart of Egham town centre just yards from High Street amenities, mainline train station, Magna Square and local nurseries and primary schools. The well-proportioned accommodation comprises entrance hallway, living room, dining room, recently fitted kitchen, conservatory, first floor luxury bathroom, landscaped rear garden with home office/garden room, further benefits include double glazing throughout and gas central heating.

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Double glazed composite main door to:

- ENTRANCE/PORCH:** Door to entrance hallway, radiator, original parquet flooring and doors to all rooms.
- LIVING ROOM:** 3.65m x 3.05m (12' x 10') Picture rail, built in bespoke storage cupboards and shelving, log burner with solid oak mantle, original parquet flooring and front aspect double glazed bay window with built in bespoke shutter blinds.
- DINING ROOM:** 4.10m x 3.00m (13'5 x 9'10) Radiator, under stair storage cupboard, original parquet flooring, rear aspect double glazed French doors to conservatory and opening to:
- RECENTLY FITTED KITCHEN:** 4.25m x 2.40m (13'11 x 7'10) Comprising eye and base level units with square edged marble worktop, fridge and under counter freezer, fitted dishwasher, washing machine, extractor fan, space for other appliances, Butler sink with mixer tap, part tiled walls, laminate wood effect flooring, pantry cupboard and double glazed window to rear.
- CONSERVATORY:** Laminate wood effect flooring and double glazed French doors to garden.
- FIRST FLOOR LANDING:** Access to loft, picture rail, radiator, fitted seagrass carpet and doors to all rooms.
- BEDROOM ONE:** 4.10m x 3.65m (13'5 x 12') Picture rail, built in wardrobes, radiator, recently fitted sea grass carpet, front aspect double glazed sash window with bespoke shutter blinds.
- BEDROOM TWO:** 3.10m x 3.00m (10'2 x 9'10) Picture rail, radiator, fitted carpet and rear aspect double glazed window.
- BEDROOM THREE/LAUNDRY ROOM:** 2.40m x 1.80m (7'10 x 5'11) Laminate wood effect flooring, radiator and rear aspect double glazed window.
- LUXURY FIRST FLOOR BATHROOM:** White three piece suite comprising panel enclosed bath with Aqualisa shower over, fully tiled walls, low level W.C, pedestal wash hand basin, heated towel rail, tiled flooring and side aspect double glazed window.
- OUTSIDE**
- LANDSCAPED REAR GARDEN:** 65ft (approximately) South Facing: Patio areas, artificial lawn area, low maintenance stone and shrub borders, external tap, external power and lighting, gated rear access and door to:
- HOME OFFICE/GARDEN ROOM:** With full power and lighting and front aspect windows.
- FRONT GARDEN:** Low maintenance stone area, enclosed by brick walking, picket gate and pathway to main entrance.
- 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



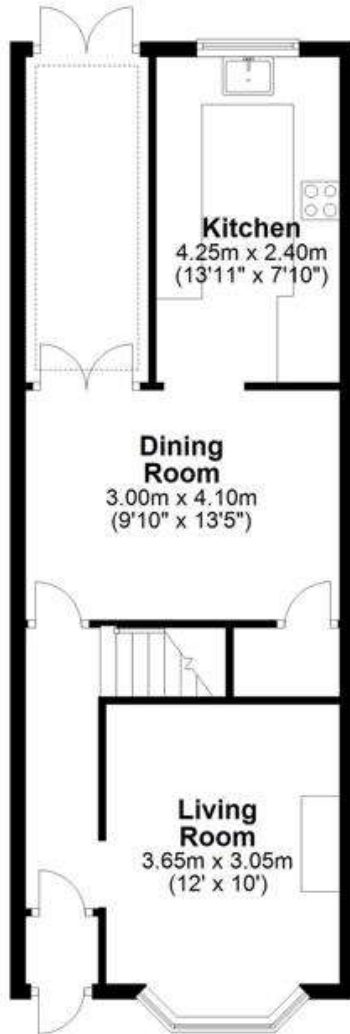
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FLOORPLAN

Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



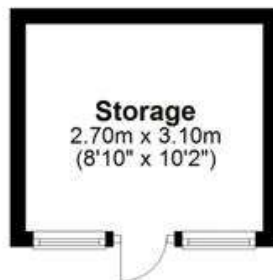
First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Storage

Approx. 8.4 sq. metres (90.1 sq. feet)



Total area: approx. 100.6 sq. metres (1083.0 sq. feet)

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

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EPC

48 Crown Street EGHAM TW20 9BZ	Energy rating D
Valid until 17 July 2033	Certificate number 9788-1014-3263-8987-9204

Property type	Mid-terrace house
Total floor area	87 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		86 B
69-80	C		
55-68	D	66 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