



Hummer Road, Egham Surrey, TW20 9BS

£485,000 Freehold



A charming 'halls adjoining' character home, situated minutes from the High Street and mainline station. This chain free home offers three bedrooms, lounge/ diner with feature fireplace, gloss white kitchen and modern bathroom. Externally, there is a 120ft (36.58m) sunny garden in addition to private brick paved drive. Access to local schools and leisure centre is close at hand.

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Recessed entrance porch with double glazed main door to:

ENTRANCE HALLWAY: Stairs to first floor, decorative radiator covering, solid oak flooring, coved ceiling, under stair storage cupboard and doors to all rooms.

LOUNGE/DINING ROOM: 7.96m x 3.63m (24'6 x 11'11) Coved ceiling, cast iron open fireplace with solid wood surround, mantle and stone hearth, radiators, newly fitted carpet, front aspect double glazed bay window and rear aspect double glazed French doors to garden.

KITCHEN: 2.56m x 2.43m (8'5 x 7'11) Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, fitted extractor fan, space for other appliances, part tiled walls, tiled flooring, side aspect double glazed window, side aspect double glazed door to garden and sliding door to:

FAMILY BATHROOM: 2.49m x 1.56m (8'2 x 5'1) White three piece suite comprising panel enclosed bath with shower attachment concertina glass shower screen, low level W.C, pedestal wash hand basin, coved ceiling, part tiled walls, tiled flooring and rear aspect opaque double glazed window.

FIRST FLOOR LANDING: Access to loft, airing/storage cupboard, handrail and balustrading, newly fitted carpet and doors to all rooms.

BEDROOM ONE: 4.71m x 3.27m (15'5 x 10'8) Radiator, newly fitted carpet and front aspect double glazed windows.

BEDROOM TWO: 3.12m x 2.89m (10'3 x 9'6) Coved ceiling, radiator, laminate wood effect flooring and rear aspect double glazed window.

BEDROOM THREE: 2.56m x 2.45m (8'5 x 8'0) Exposed beam effect ceiling, radiator, fitted carpet and side aspect double glazed window.

OUTSIDE

REAR GARDEN: Approximately 120ft, (36.58m) patio area, lawn area, external tap, raised decking area, timber shed and enclosed by panel fencing, stone patio, side access gate.

PRIVATE DRIVE: Laid to brick paved parking space.

COUNCIL TAX: 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



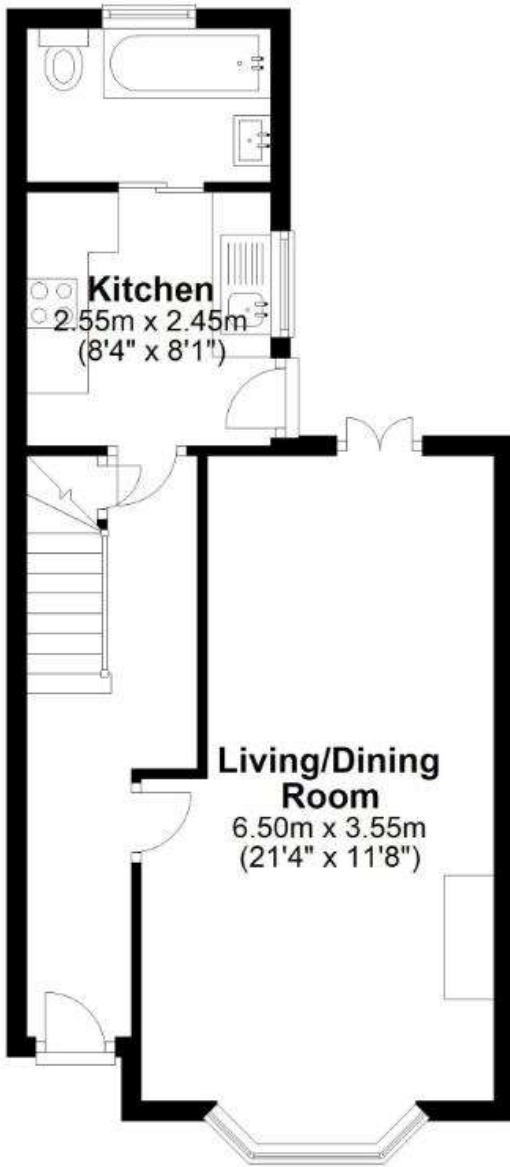
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FLOOR PLAN

Ground Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



Total area: approx. 77.6 sq. metres (835.5 sq. feet)

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

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EPC

Energy Performance Certificate HM Government

55, Hummer Road, EGHAM, TW20 9BS

Dwelling type: Semi-detached house

Reference number: 9808-7091-7203-7400-9210

Date of assessment: 10 July 2020

Type of assessment: RdSAP, existing dwelling


Date of certificate: 10 July 2020

Total floor area: 79 m²

Use this document to:

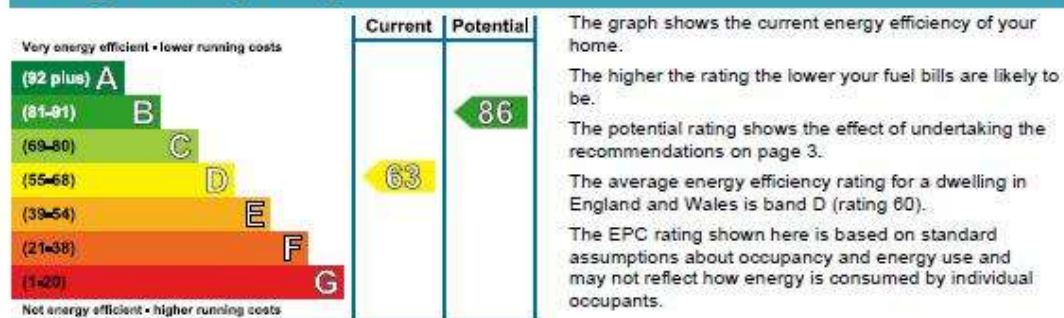
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,382
Over 3 years you could save	£ 843

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 192 over 3 years	
Heating	£ 1,839 over 3 years	£ 1,146 over 3 years	
Hot Water	£ 291 over 3 years	£ 201 over 3 years	
Totals	£ 2,382	£ 1,539	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 570
2 Floor insulation (suspended floor)	£800 - £1,200	£ 123
3 Low energy lighting for all fixed outlets	£15	£ 51

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.