



Woodhaw, Egham, Surrey, TW20 9AP

£415,000 Freehold



A superbly presented two bedroom property, situated in a cul-de-sac, within a ten minute walk of High Street and Runnymede National Trust. Benefits include large lounge with feature fireplace, modern kitchen and bathroom, utility room, double glazing and gas heating. Externally, there is a secluded 100ft (30.48m) garden and private drive for two cars. Egham offers varied shops and restaurants in addition to an Everyman cinema. **NO ONWARD CHAIN.**

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Double glazed front door into:

ENTRANCE PORCH:

Laminate wood effect flooring, side aspect port hole window and double doors to:

LOUNGE:

5.69m x 3.66m (18'8 x 12') Stairs to first floor, feature brick archway, open fireplace with stone hearth, radiator, engineered Oak flooring. Front aspect double glazed bow window. Opening into:

DINING AREA:

2.49m x 2.34m (8'2 x 7'8) Radiator, engineered Oak flooring and rear aspect double glazed French doors.

FITTED KITCHEN:

3.40m x 2.18m (11'2 x 7'2) Comprising eye and base level units with rolled edge work surfaces, one and a half bowl single drainer sink unit with mixer tap, fitted extractor hood, space for fridge/freezer, wall mounted gas combination boiler, part tiled walls, tiled flooring. Rear aspect double glazed window and door into:

UTILITY ROOM:

5.07m x 2.34m (16'8 x 9'7) Shelving, vinyl flooring, space for appliances, radiator, power and lighting. Double glazed doors to front and rear.

FIRST FLOOR LANDING:

Access to loft, hand rails and balustrade. Front aspect double glazed window and doors to all rooms.

BEDROOM ONE:

3.68m x 3.35m (12'1 x 11'0) Radiator. Front aspect double glazed window.

BEDROOM TWO:

3.70m x 2.70m (12'2 x 8'10) Radiator. Rear aspect double glazed window.

SHOWER ROOM:

Double shower cubicle with Victoriana style power shower, wash hand basin set into vanity unit, low level W.C with concealed flush, radiator, coved ceiling, tiled walls, tile effect flooring. Rear aspect double glazed window.

OUTSIDE

REAR GARDEN:

100ft (30.48m) Patio area with steps down to lawn area, flower, shrub and tree borders, storage shed and stream running through garden with bridge over.

DRIVEWAY:

Off street parking for two vehicles.

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



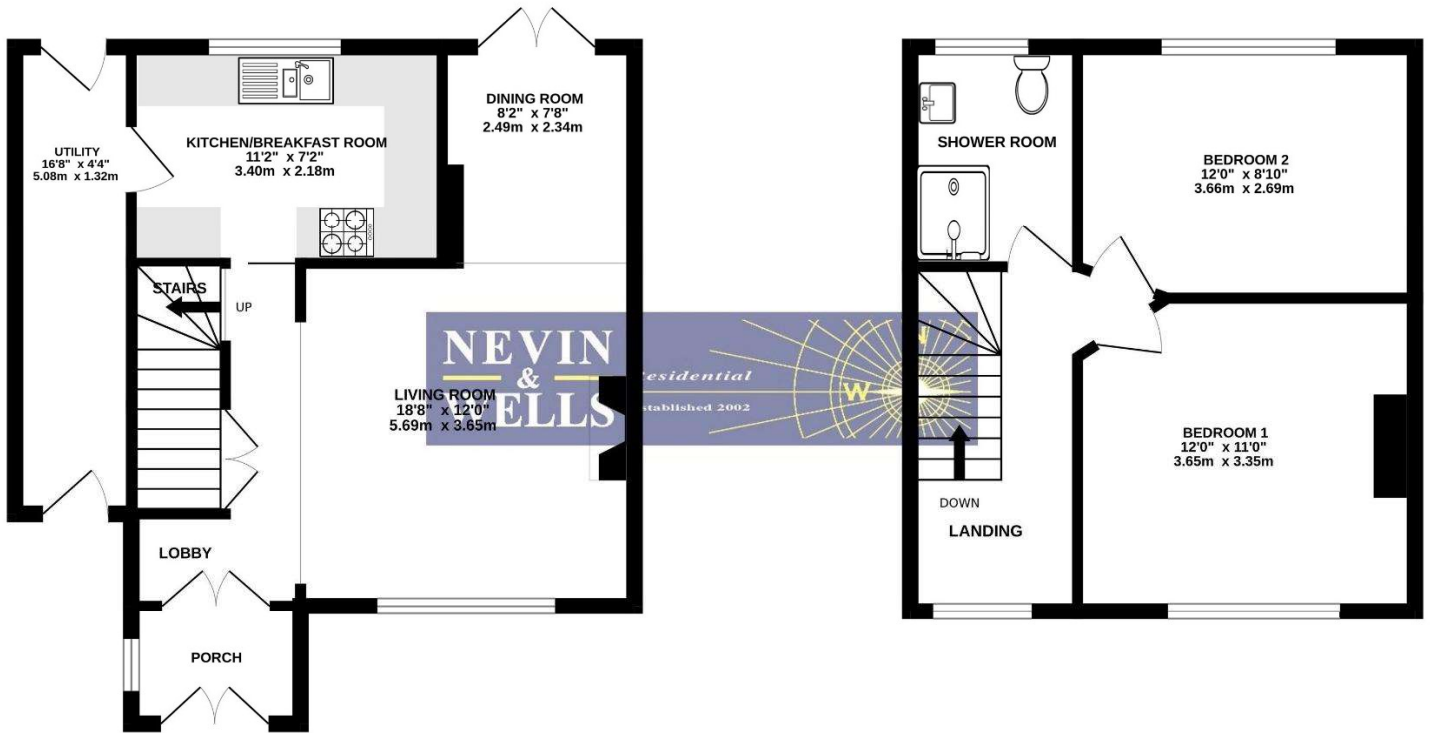
@NEVIN_AND_WELLS

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FLOORPLAN

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 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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EPC

13 WOODHAW EGHAM TW20 9AP	Energy rating D
Valid until 22 October 2030	Certificate number 2327-1906-4200-0260-1204

Property type	Semi-detached house
Total floor area	71 square metres

Rules on letting this property

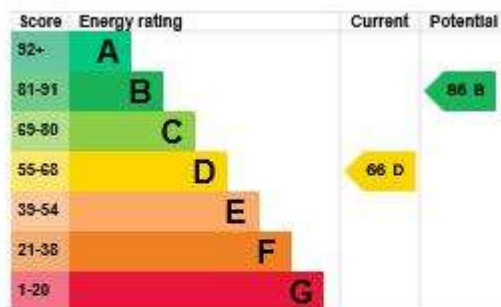
Properties can be let if they have an energy rating from A to E.

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](#).



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