



**Hummer Road, Egham, Surrey, TW20 9BW**

**£525,000 Freehold**



A stunning Victorian semi-detached property, offering three bedrooms and a first floor office/study. This spacious home is located in central Egham within a ten minute walk of the High Street and mainline train station. Benefits include two reception rooms, fitted kitchen, downstairs W.C./utility room, first floor family bathroom, private 50ft (15.30m) South West facing rear garden and off street parking. Access to Runnymede National Trust is also within a five minute walk, offering scenic Riverside walks.

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Main door to side of property, leading into:-

**ENTRANCE  
HALLWAY:**

Stairs to first floor, coved ceiling, doors to all ground floor rooms.

**LOUNGE:**

**3.95m x 3.15m (13' x 10'4")** Coved ceiling, feature cast iron fire place with marble hearth, radiator. Front aspect double glazed window.

**DINING ROOM:**

**3.95m x 3.15m (13' x 10'10")** Coved ceiling, under stairs storage cupboard, radiator. Rear aspect double glazed window and double opening to:-

**FITTED KITCHEN:**

**4.75m x 2.45m (15'7" x 8')** Comprising eye and base level units with polished marble work surfaces, single Butler sink with mixer tap, integrated dishwasher, part tiled walls, extractor hood, radiator, wooden flooring, built in microwave. Side aspect double glazed window, side aspect double glazed door to garden and door to:-

**DOWNSTAIRS  
CLOAKROOM/  
UTILITY:**

Comprising low level W.C pedestal wash hand basin, airing cupboard, space for appliances, radiator, fully tiled walls, tiled flooring. Rear aspect double glazed window.

**FIRST FLOOR LANDING:**

Coved ceiling, access to loft and doors to all first floor rooms.

**BEDROOM ONE:**

**3.95m x 3.15 (13' x 10'4" into wardrobes).** Coved ceiling, fitted wardrobes, over stairs storage cupboard, radiator. Front aspect double glazed window.

**BEDROOM TWO:**

**3.15m x 2.85m (10'4" x 9'4")** Coved ceiling, radiator. Rear aspect double glazed window.

**BEDROOM THREE:**

**2.90m x 2.45m (9'6" x 8')** Coved ceiling, radiator. Rear aspect double glazed window.

**OFFICE/STUDY:**

**2.22m x 1.50m (7'3" x 4'11")** Side aspect double glazed window.

**FAMILY BATHROOM:**

Luxury white three piece suite comprising p-shaped enclosed bath with power shower over, low level W.C, wash hand basin set into vanity unit, radiator, fully tiled walls, tiled flooring. Side aspect opaque double glazed window.

**OUTSIDE**

**SOUTH WEST FACING  
REAR GARDEN:**

**Approximately 50ft (15.30m)** Comprising covered seating area, patio area, lawn, flower and shrub borders, timber shed with power, external tap, enclosed by panel fencing.

**FRONT GARDEN:**

Walled garden with inset shrubs.

**OFF STREET PARKING:**

To the rear for one vehicle and gated access to garden.

**COUNCIL TAX BAND:**

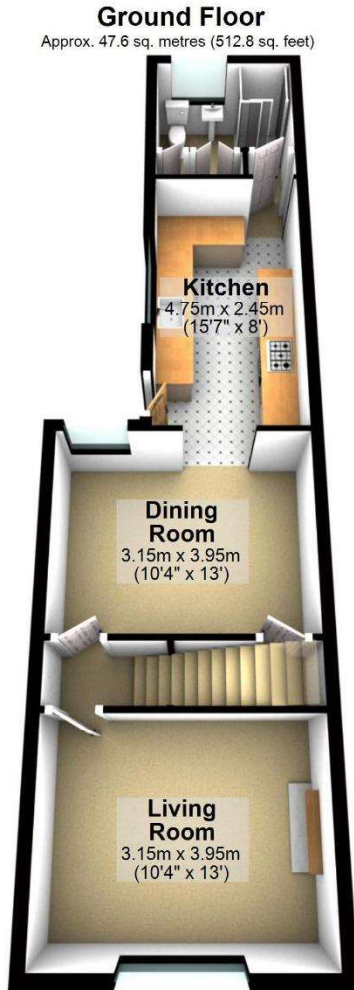
E - Runnymede Borough Council

**VIEWINGS:**

**By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**

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FLOORPLAN



Total area: approx. 95.3 sq. metres (1026.1 sq. feet)

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

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EPC

**Energy performance certificate (EPC)**

33 Hummer Road EGHAM TW20 9BW	Energy rating <b>C</b>	Valid until: 17 September 2033 Certificate number: 0100-2208-1116-2097-2575
Property type	Semi-detached house	
Total floor area	95 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**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

