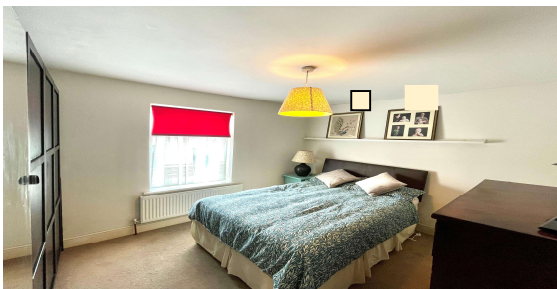




**Kings Road, Egham, TW20 9DF**

**OIEO £425,000 Freehold**



A superb example of a three bedroom Victorian semi-detached home located in the heart of historic Egham and within minutes of the mainline station and vibrant Magna Square, with the Everyman cinema. The property offers two receptions, family bathroom, westerly facing garden and the huge benefit of **NO ONWARD CHAIN.**

**Kings Road, Egham, Surrey, TW20 9BN**

Front door into :

**ENTRANCE  
HALL:**

Fully tiled floor, stairs to first floor and doors to:

**LOUNGE:**

**3.62m x 3.05m (11'11 x 10')** Double glazed window to front with radiator under.

**LIVING/DINING  
ROOM:**

**5.30m x 3.05m (17'5 x 10')** Wood flooring, under stair storage cupboard, radiator. Double glazed window to side and doorway to:

**KITCHEN:**

**3.40m x 2.60m (11'2 x 8'6)** Eye and base level unit with rolled edge work surfaces, space for appliances, one and half bowl stainless steel sink unit with mixer tap, fully tiled floor, part tiled walls. Double glazed French door to garden and door way to:

**INNER  
HALLWAY:**

Fully tiled floor, airing cupboard and door into:

**BATHROOM/  
DRESSING AREA:**

Approached via walk through dressing area/utility with mirrored wall, solid oak worktop with cupboards below, fully tiled floor, double cupboard with space for washing machine. Doorway to bathroom comprising panel enclosed bath with mixer tap, pedestal wash hand basin, low level W.C, radiator, heated towel rail, fully tiled floor, extractor and double glazed window to rear.

**LANDING:**

Hatch to loft and doors to:

**BEDROOM ONE:**

**3.62m x 3.05m (11'11 x 10')** Over stairs wardrobe, double glazed window to front with radiator under.

**BEDROOM TWO:**

**3.05m x 2.35m (10' x 7'9)** Built in double wardrobe, radiator and double glazed window to rear.

**BEDROOM  
THREE:**

**3.25m x 2.45m (10'8 x 8')** Double glazed window to side with radiator.

**OUTSIDE**

**REAR GARDEN:**

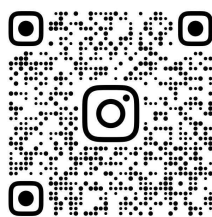
**34ft.** Mainly laid to lawn, block paved patio, flower and shrub borders, outside light, plug sockets and tap. Timber storage shed and side access.

**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](http://www.nevinandwells.co.uk)



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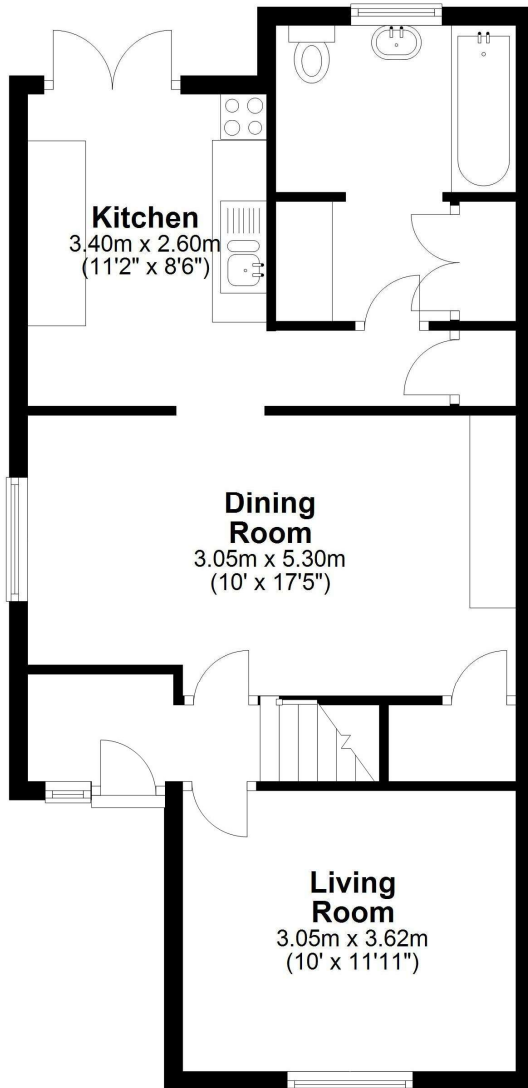
Scan the QR code to follow us on instagram

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**FLOORPLAN**

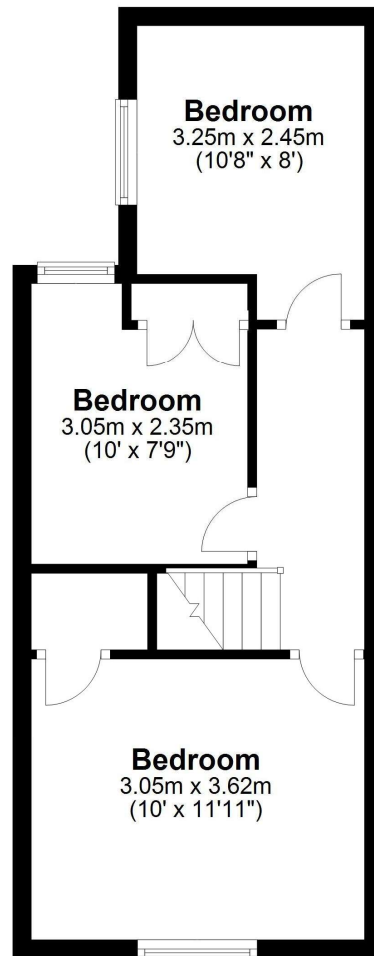
**Ground Floor**

Approx. 53.0 sq. metres (570.5 sq. feet)



**First Floor**

Approx. 32.7 sq. metres (352.3 sq. feet)



Total area: approx. 85.7 sq. metres (922.8 sq. feet)

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

## Kings Road, Egham, Surrey, TW20 9BN

### EPC

5 Kings Road EGHAM TW20 9BN		Energy rating <b>D</b>
Valid until 18 July 2032	Certificate number 2132-9423-9100-0241-8296	
Property type	Semi-detached house	
Total floor area	92 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60