



Queens Road, Egham, Surrey, TW20 9RT

£550,000 Freehold



Available with NO ONWARD CHAIN, this beautifully presented four bedroom Victoria semi-detached home, located in a sought after part of Egham, just a few minutes walk from the High Street and mainline station. The property comprises spacious lounge/diner with stripped wooden floorboards and cast iron fireplace, shaker style kitchen, ground floor family bathroom, first floor shower and potential to add en-suite facilities to the loft room. Outside there is a driveway to the front, along with a 60ft (approx.) rear garden containing two outbuildings, one of which benefits a W.C creating the ideal 'work from home' environment.



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Side walkway to entrance door into:

- KITCHEN:** 3.09m x 2.52m (10'2 x 8'3) Range of base and eye level shaker style units with rolled edge work tops, fitted single oven, fitted gas hob, space for fridge/freezer, washing machine and dishwasher, double bowl sink unit with drainer and chrome effect swan mixer tap over, side aspect double glazed window, door to:
- LOUNGE/DINER:** 7.38m x 3.91m (24'3 x 12'10) Stripped wooden floorboards, cast iron fireplace with wood and marble surround, radiators, front aspect UPVC bay window, side aspect UPVC window, UPVC rear patio door, under stair storage cupboard housing electric fuseboard.
- DOWNSTAIRS BATHROOM:** Side aspect frosted double glazed window, white suite including low level W.C, bath with electric shower over, glass shower screen and pedestal wash hand basin, tiled floor and part tiled walls, radiator.
- BEDROOM FOUR:** 3.18m x 2.52m (10'5 x 8'3) Side aspect double glazed window, carpet floor, radiator.
- BEDROOM ONE:** 3.91m x 3.11m (12'10 x 10'2) Front aspect double glazed window, fitted wardrobe unit, carpet floor, radiator, cupboard housing Worcester combination boiler.
- HALLWAY:** Stairs to second floor, doors to all rooms. Door to:
- SEPARATE SHOWER CUBICLE:** Electric shower, extractor fan and tiled all round.
- BEDROOM TWO:** 3.20m x 1.99m (10'6 x 6'6) Side aspect double glazed window, radiator, carpet floor. Stairs to loft room:
- LOFT ROOM:** 4.77m x 3.88m (15'8 x 12'9) Front aspect Velux windows, rear aspect double glazed windows, carpet floor, radiator.

OUTSIDE

- OFFICE:** Central heating and full electrics and lighting, side aspect double glazed window, fitted shelving and cupboard units. Laminate flooring.
- STUDIO/GYM:** 4.06m x 2.86m (13'4 x 9'4) Front aspect double glazed windows, laminate floor, individual electric fuseboard, full electrics and lighting, W.C and wash hand basin.
- REAR GARDEN:** Approximately 60ft, shrub border edging and mainly paved.
- FRONT:** Block paved driveway for one vehicle
- 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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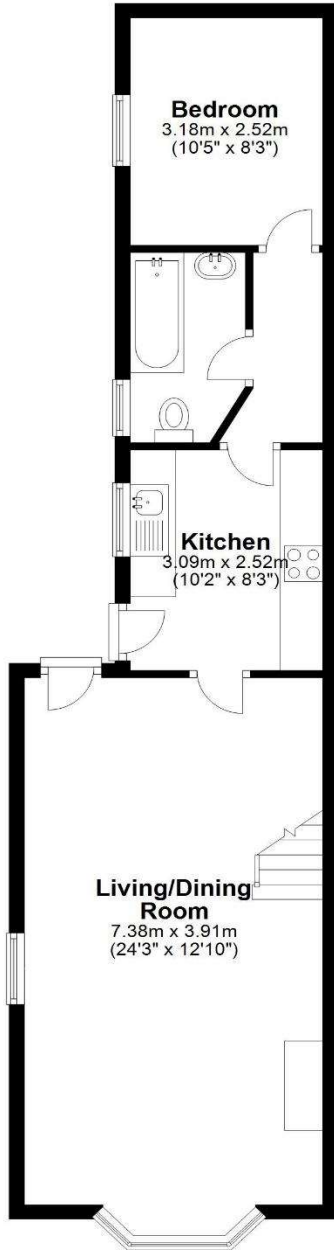
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FLOORPLAN

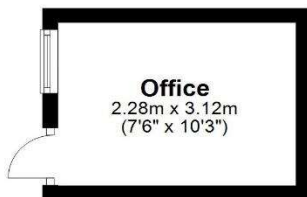
Ground Floor

Approx. 52.4 sq. metres (563.6 sq. feet)



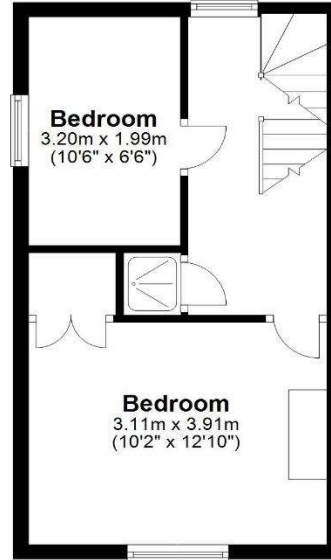
Office

Approx. 7.1 sq. metres (76.6 sq. feet)



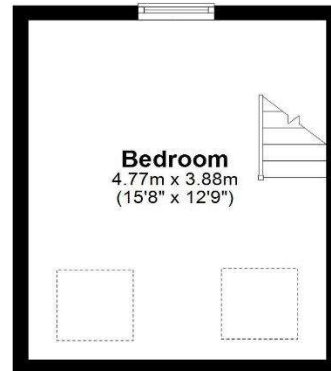
First Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



Second Floor

Approx. 18.5 sq. metres (199.2 sq. feet)



Therapy Room

Approx. 11.6 sq. metres (124.8 sq. feet)



Total area: approx. 118.4 sq. metres (1274.6 sq. feet)

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

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EPC

6, Queens Road EGHAM TW20 9RT		Energy rating D
Valid until 4 February 2028	Certificate number 2798-7991-7242-5153-6964	

Property type Semi-detached house

Total floor area 96 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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