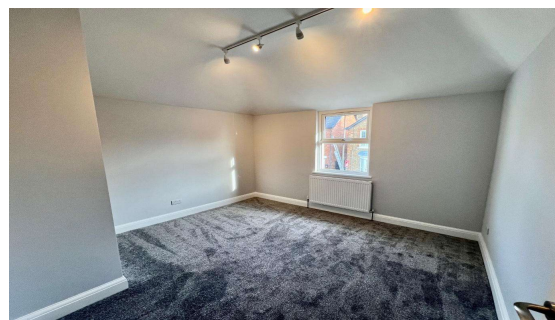
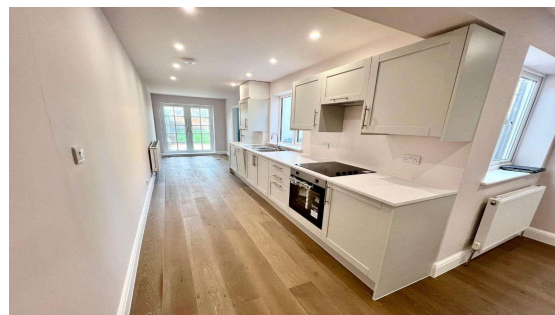




**North Street, Egham, Surrey, TW20 9RP**

**£515,000 Freehold**



A newly renovated, extended two double bedroom Victorian semi-detached property located in the heart of Egham town centre, just yards from Egham train station and The Magna Square development. The property offers off street parking for two vehicles as well as a first floor luxury bathroom. Further benefits include entrance hall, lounge, open plan kitchen/dining/breakfast room, separate utility room, downstairs W.C, private 60ft (18.29m) rear garden. **NO ONWARD CHAIN.**

**North Street, Egham, Surrey, TW20 9RP**

Comprising double glazed door to:

**ENTRANCE AREA:**

Stairs to first floor, door to lounge, opening to dining/kitchen area.

**LOUNGE:**

**3.60m x 3.32m (11'10 x 10'11)** Radiator, recently fitted carpet and front aspect double glazed window.

**DINING ROOM:**

**3.60m x 3.00m (11'10 x 9'10)** Under stair storage cupboard, built in storage cupboard/shelving, radiator, laminate wood effect flooring, rear aspect double glazed window and open plan to.

**FITTED  
KITCHEN/BREAKFAST  
ROOM:**

**6.75m x 2.00m (11'2 x 6'7)** Comprising eye and base level units with granite work surfaces, fitted oven, hob and extractor over, one and half bowl sink unit with mixer tap, fitted dishwasher, fitted fridge/freezer, laminate wood effect flooring, radiator, rear aspect double glazed French doors, side aspect double glazed window and door to:

**UTILITY ROOM:**

**1.85m x 1.50m (6'1 x 4'11)** Comprising worktop, space for appliances, laminate wood effect flooring and rear aspect double glazed window.

**DOWNSTAIRS W.C:**

Comprising low level W.C, wall mounted ash hand basin, radiator, laminate wood effect flooring, extractor fan and side aspect double glazed window.

**BEDROOM ONE:**

**3.60m x 3.32m (11'10 x 10'11)** Radiator, newly fitted carpet and front aspect double glazed window.

**BEDROOM TWO:**

**3.60m x 2.25m (11'10 x 7'4)** Radiator, newly fitted carpet and rear aspect double glazed window.

**LUXURY FIRST FLOOR  
BATHROOM:**

White three piece suite comprising panel enclosed 'P' shape bath with glass shower screen with power shower over, wash hand basin, heated towel rail, extractor fan, part tiled walls, tiled flooring and side aspect opaque double glazed window.

**OUTSIDE**

**REAR GARDEN:**

**Approximately: 60ft (18.29m)** Low maintenance stone area, decking area, lawn area, enclosed by panel fencing.

**PARKING:**

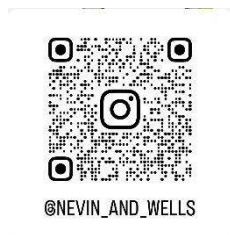
Off street parking for up to two vehicles.

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

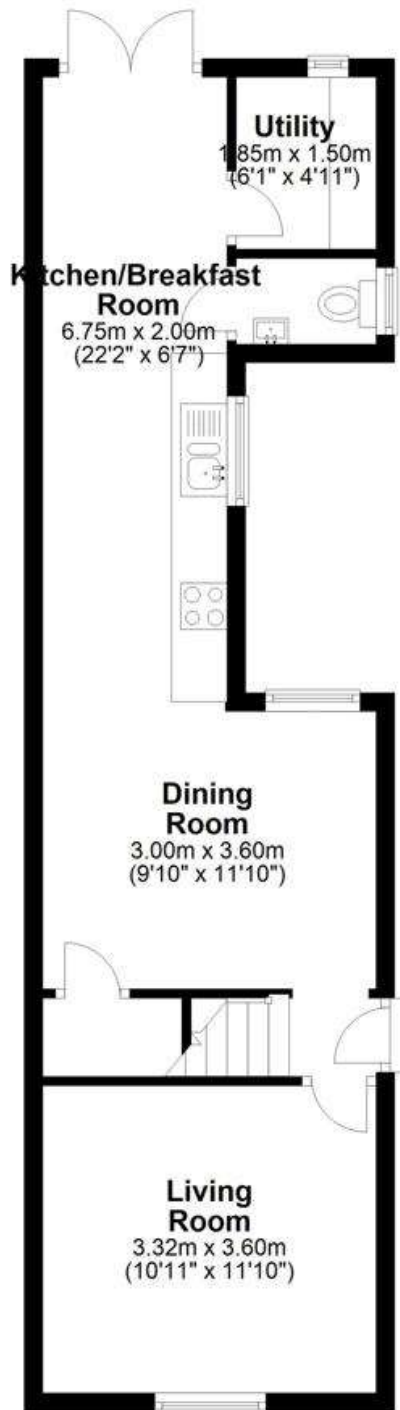


North Street, Egham, Surrey, TW20 9RP

**FLOORPLAN**

**Ground Floor**

Approx. 44.8 sq. metres (482.6 sq. feet)



**First Floor**

Approx. 26.5 sq. metres (285.4 sq. feet)



Total area: approx. 71.4 sq. metres (768.0 sq. feet)

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

North Street, Egham, Surrey, TW20 9RP

EPC

Energy performance certificate (EPC)			
7 North Street EGHAM TW20 9RP	Energy rating	Valid until:	19 October 2033
	<b>D</b>	Certificate number: 9390-2520-6200-2127-6415	

Property type	Semi-detached house
Total floor area	69 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 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

