



**Crown Street, Egham, TW20 9BZ**

**OIEO £500,000 Freehold**

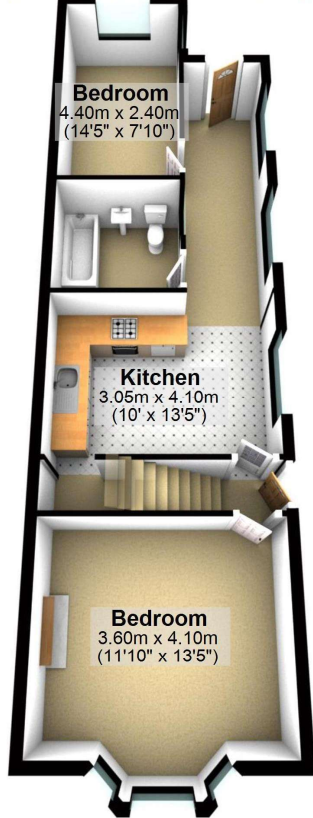


In need of total renovation, a loft converted four bedroom home, which is currently rented out. This spacious property offers two reception rooms, kitchen, two bathrooms and covered rear porch. Externally, there is an overgrown 60ft (18.29m) rear garden and to the front a two car drive. Access to High Street shops, mainline station and local schools is close at hand.

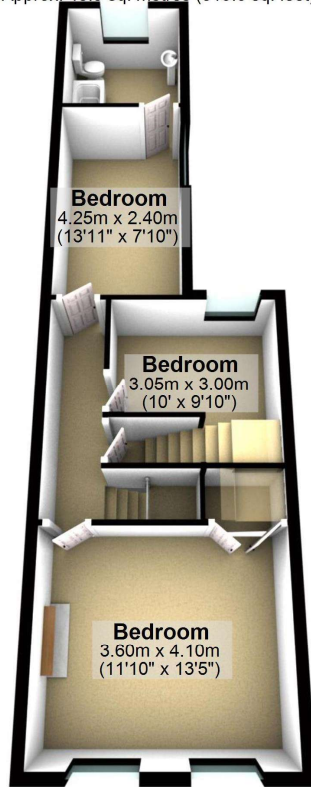
**Crown Street, Egham, Surrey, TW20 9BZ**

**FLOOR PLAN**

**Ground Floor**  
Approx. 57.7 sq. metres (621.0 sq. feet)



**First Floor**  
Approx. 48.3 sq. metres (519.6 sq. feet)



**Second Floor**  
Approx. 22.5 sq. metres (242.5 sq. feet)



Total area: approx. 128.5 sq. metres (1383.1 sq. feet)

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

**EPC**

**Energy performance certificate (EPC)**

44 Crown Street Egham TW20 9BZ	Energy rating <b>D</b>	Valid until: 11 July 2023 Certificate number: 4717-3603-4160-0073-4385
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Property type: end-terrace house

Total floor area: 119 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/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/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 50

Score	Energy rating	Current	Potential
82+	A		
69-81	B		
55-68	C		
40-54	D	40	
35-39	E		
21-34	F		
1-20	G		

**COUNCIL TAX BAND: E** - Runnymede Borough Council