



**The Crescent, Egham, Surrey, TW20 9PQ**

**£675,000 Freehold**



A superbly presented extended family home, offering flexible accommodation, situated minutes from High Street and station. This very spacious property offers four bedrooms, two reception rooms, kitchen/breakfast room, study, cloakroom, utility room and two bathrooms (one en-suite). Access to the new Magna Square, local schools, Runnymede National Trust and Royal Holloway University is also close at hand.

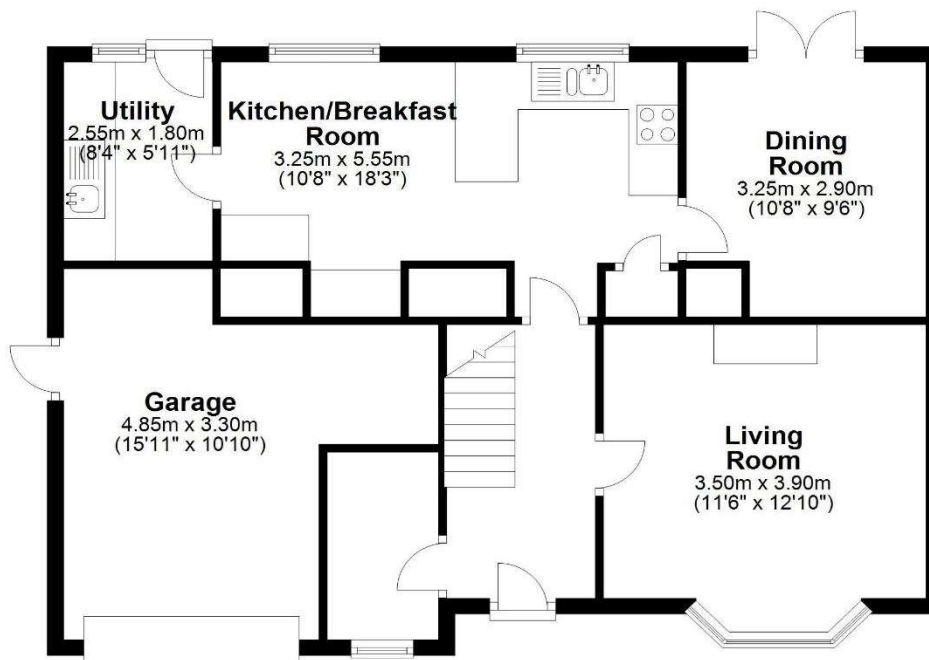
## The Crescent, Egham, Surrey, TW20 9PQ

<b><u>ENTRANCE HALL:</u></b>	<b>3.55m x 1.83m (11'8 x 6')</b> Radiator, ceramic tiled floor, under stair cupboard housing meters and fuse board. Stairs to first floor.
<b><u>CLOAKROOM:</u></b>	<b>2.42m x 1.36m (8' x 4'6)</b> In white with low level W.C, wash hand basin, ceramic tiled floor, radiator, extractor fan. Frosted double glazed window to front.
<b><u>LOUNGE:</u></b>	<b>4.35m x 3.92m (14'4 x 12'10)</b> Radiator, coved ceiling feature fireplace, light oak effect floor. Double glazed bay window to front.
<b><u>DINING ROOM:</u></b>	<b>3.26m x 2.93m (10'8 x 9'8)</b> Radiator, coved ceiling, light oak effect flooring. Double glazed French doors to rear.
<b><u>KITCHEN/BREAKFAST ROOM:</u></b>	<b>5.58m x 3.16m (18'4 x 10'4)</b> Range of shaker style base and eye level units, woodblock effect worktops, ceramic tiled floor, concealed lighting. Built in electric double oven and microwave, integrated fridge, soft close doors and drawers, integrated dishwasher, four ring gas hob with extractor hood over, radiator, breakfast bar. One and half bowl ceramic sink unit with mixer tap. Two double glazed windows to rear. Doors into dining area and utility room.
<b><u>UTILITY ROOM:</u></b>	<b>2.65m x 1.80m (8'8 x 5'10)</b> Base and eye level units, space for fridge/freezer, space for washing machine and tumble drier, cupboard housing Potterton gas boiler, sink unit, ceramic tiled floor. Double glazed windows and door to rear.
<b><u>LANDING:</u></b>	<b>2.50m x 2.18m (8'2 x 7'2)</b> Hatch to loft space with folding ladder and light.
<b><u>BEDROOM ONE:</u></b>	<b>4.40m x 4.06m (14'6 x 13'4)</b> Two radiators, built in wardrobes. Two double glazed windows to front. Door into:
<b><u>EN-SUITE SHOWER:</u></b>	<b>2.74m x 1.78m (9' x 5'10)</b> White suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, glass shower cubicle housing chrome mixer shower, fully tiled walls and floors, chrome towel radiator, extractor fan, hatch to part boarded loft with folding ladder and light. Frosted double glazed window to rear.
<b><u>STUDY:</u></b>	<b>2.71m x 2.46m (8'10 x 8')</b> Radiator. Double glazed rear window. Door into bedroom one.
<b><u>BEDROOM TWO:</u></b>	<b>3.50m x 3.30m (11'6 x 10'10)</b> Radiator, single wardrobe/storage cupboard. Double glazed window to front.
<b><u>BEDROOM THREE:</u></b>	<b>3.55m x 2.69m (11'8 x 8'10)</b> Radiator, single wardrobe/ storage cupboard with access to water softener, fitted shelving. Double glazed window to rear.
<b><u>BEDROOM FOUR:</u></b>	<b>2.57m x 2.47m (8'6 x 8'2)</b> Radiator, built in wardrobe and storage. Double glazed window to front.
<b><u>BATHROOM:</u></b>	<b>2.18m x 1.64m (7'2 x 5'4)</b> White suite comprising low level W.C, wash hand basin set into vanity unit, panel bath with chrome mixer tap and electric mixer shower over, fitted glass shower screen, fully tiled walls and floor, chrome towel radiator, extractor fan. Frosted double glazed window to rear.
<b><u>OUTSIDE</u></b>	
<b><u>REAR GARDEN:</u></b>	<b>75ft (22.86m)</b> Shaped lawn, stone paved patio, seating deck, timber shed, outside tap and light, various trees and shrubs, three sensor lights, side access gate.
<b><u>NB:</u></b>	The stone patio has been cleaned/sealed, there are new soffits and aluminium gutters.
<b><u>FRONT GARDEN:</u></b>	Shaped lawn, shrub beds.
<b><u>GARAGE:</u></b>	Integral garage with light, power, electric roller shutter. Approached via brick paved drive with space for several cars.

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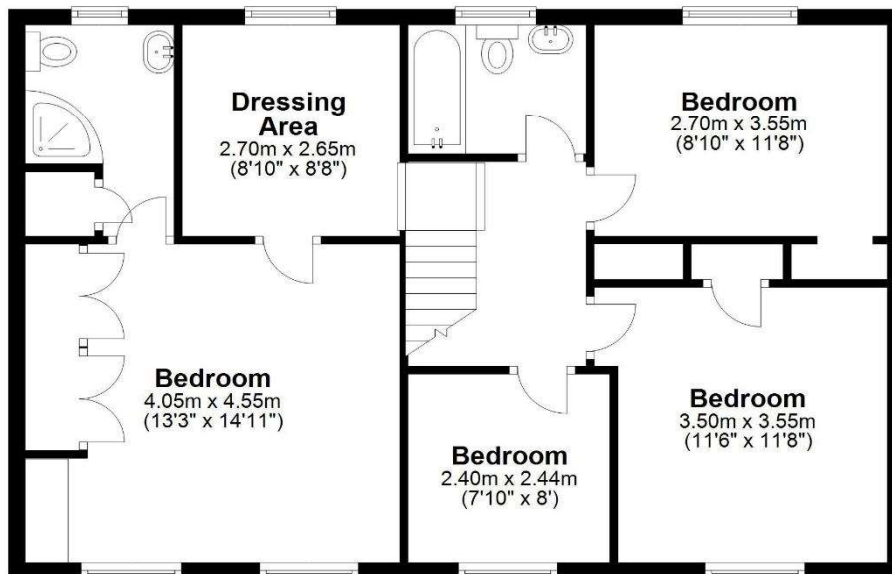
## Ground Floor

Approx. 74.4 sq. metres (801.0 sq. feet)



## First Floor

Approx. 71.7 sq. metres (771.2 sq. feet)



Total area: approx. 146.1 sq. metres (1572.2 sq. feet)



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### 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)

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



## The Crescent, Egham, Surrey, TW20 9PQ

17 The Crescent EGHAM TW20 9PQ	Energy rating <b>C</b>
Valid until 7 December 2033	Certificate number 0633-3932-5202-7597-9200

**Property type** Semi-detached house

**Total floor area** 142 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 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	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