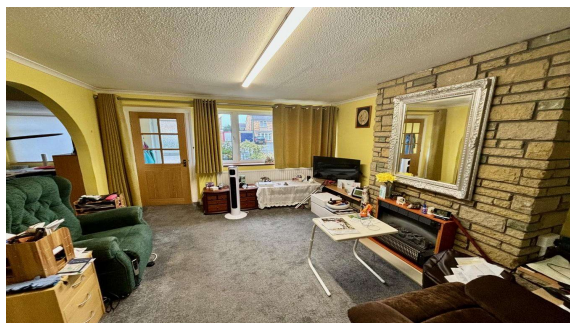




Mooregrove Crescent, Egham, TW20 9RH

£480,000 Freehold



A rarely available three bedroom, three reception room semi detached residence located in Central Egham. The well proportioned accommodation comprises entrance porch, through lounge/dining room, family room, fitted kitchen, conservatory, first floor shower room, a 65ft private rear garden, double length garage and own driveway providing off street parking for up to six vehicles. **NO ONWARD CHAIN.**

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Double glazed main door to:

ENTRANCE PORCH:

Side aspect opaque double glazed window, fitted carpet, part glazed door to:

LOUNGE/DINING ROOM:

6.80m x 3.70m (22'4 x 12'2) Coved ceiling, stairs to first floor, radiators, feature fireplace, front aspect double glazed window, rear aspect double glazed patio door to conservatory and openings to all rooms.

FAMILY ROOM:

5.00m x 2.45m (16'5 x 8') Coved ceiling, radiator, storage cupboard, laminate wood effect flooring and front aspect double glazed window.

KITCHEN:

3.45m x 2.20m (11'5 x 7'3) Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, extractor fan, space for appliances, coved ceiling, fully tiled walls, under stair storage, Karndene wood effect floor covering, rear aspect double glazed window and rear aspect double glazed door to conservatory.

CONSERVATORY:

5.65m x 3.65m (18'7 x 12') Power and lighting, tiled flooring side aspect double glazed window, rear aspect double glazed windows and rear aspect double glazed French doors to garden.

FIRST FLOOR LANDING:

Access to loft, radiator, coved ceiling, fitted carpet and side aspect double glazed window and doors to all rooms.

BEDROOM ONE:

3.65m x 3.25m (12' x 10'8) Coved ceiling, radiator and front aspect double glazed window.

BEDROOM TWO:

3.25m x 3.10m (10'8 x 10'2) Airing/storage cupboard, built in wardrobes, radiator and rear aspect double glazed window.

BEDROOM THREE:

2.90m x 2.70m (9'6 x 8'10) Coved ceiling, radiator and front aspect double glazed window.

FIRST FLOOR SHOWER ROOM:

Comprising separate double shower cubicle with riser shower, pedestal wash hand basin, low level W.C, radiator, part tiled walls, laminate wood effect flooring, side and rear opaque double glazed windows.

OUTSIDE

REAR GARDEN:

Approximately 65ft. Patio area, lawn area, well established flower, shrub and tree borders, green house, timber shed, courtyard, external tap and door to:

DOUBLE LENGTH GARAGE:

Side hung doors with power and lighting space for appliances and workshop area.

PARKING:

Block paved driveway providing off street parking for up to six vehicles.

COUNCIL TAX BAND:

E - Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



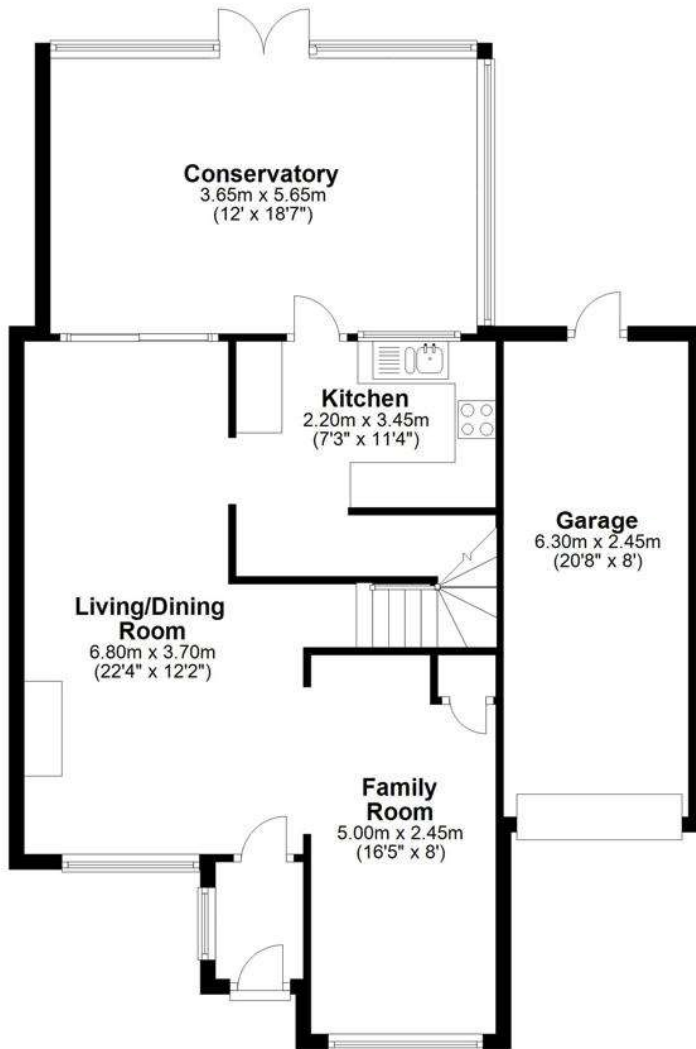
@NEVIN_AND_WELLS

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FLOORPLAN

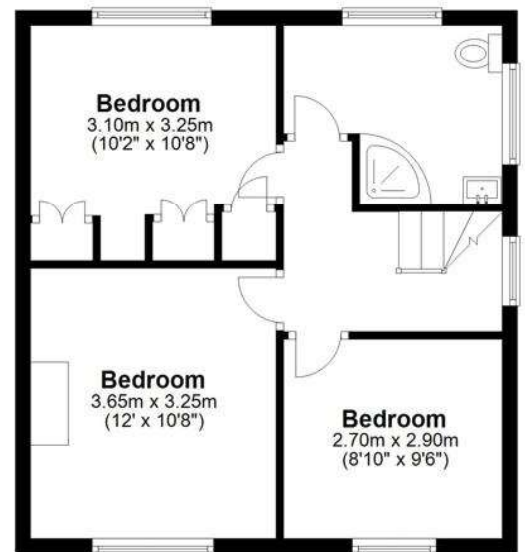
Ground Floor

Approx. 87.6 sq. metres (942.9 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 130.4 sq. metres (1403.8 sq. feet)

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

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EPC

Energy performance certificate (EPC)		
53 Moore Grove Crescent EGHAM TW20 9RH	Energy rating D	Valid until: 19 December 2033 Certificate number: 2603-3933-7202-0627-3204
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](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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		