



Osier Place, Egham, Surrey, TW20 8XE

£465,000 Freehold



An extended modern three bedroom end of terrace property located in a quiet cul-de-sac. Situated within walking distance of local shops, schools and public transport facilities. The well-presented accommodation comprises entrance hallway, downstairs W.C, lounge, kitchen/dining room, family room, first floor family bathroom and private rear garden and allocated parking for two vehicles. Further benefits include gas central heating and double glazing throughout.

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Double glazed main door to:

<u>ENTRANCE HALLWAY:</u>	Radiator, stairs to first floor, laminate wood effect flooring and doors to all rooms.
<u>DOWNSTAIRS W.C:</u>	Comprising low level W.C, wall mounted wash hand basin, heated towel rail, vinyl flooring and front aspect double glazed window.
<u>LIVING ROOM:</u>	4.45m x 3.75m (14'7 x 12'4) Radiator, fitted carpet, storage cupboard, front aspect double glazed window and double opening to:
<u>KITCHEN/DINING ROOM:</u>	4.90m x 3.00m (16'1 x 9'10) Comprising eye and base level units with square edge work surfaces, stainless steel drainer unit with mixer tap, space for appliances, fully tiled walls, vinyl flooring and fitted carpet and double opening to:
<u>FAMILY ROOM:</u>	4.50m x 2.65m (14'9 x 8'8) Built in cupboards housing boiler, washing machine and additional storage space, radiator, fitted carpet, rear aspect double glazed window, double glazed Velux windows and rear aspect double glazed door to garden.
<u>FIRST FLOOR LANDING:</u>	Access to loft, above stair cupboard, hand rail and balustrading, side aspect double glazed window, fitted carpet and doors to all rooms.
<u>BEDROOM ONE:</u>	4.00m x 2.70m (13'1 x 8'10) Radiator, fitted carpet and front aspect double glazed window.
<u>BEDROOM TWO:</u>	3.45m x 2.70m (11'4 x 8'10) Built in wardrobes, radiator, fitted carpet and rear aspect double glazed window.
<u>BEDROOM THREE:</u>	2.60m x 2.05m (8'6 x 6'9) Built in wardrobe, radiator, fitted carpet and front aspect double glazed window.
<u>FAMILY BATHROOM:</u>	White three piece suite comprising panel enclosed bath with shower over and glass shower screen, low level W.C, pedestal wash hand basin, heated towel rail, fully tiled walls, vinyl flooring and rear aspect opaque double glazed window.
<u>REAR GARDEN:</u>	Approximately 30ft. Patio area, lawn area, timber shed, gated side access and enclosed by panel fencing.
<u>PARKING:</u>	Allocated parking for two vehicles.
<u>COUNCIL TAX:</u>	D – Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



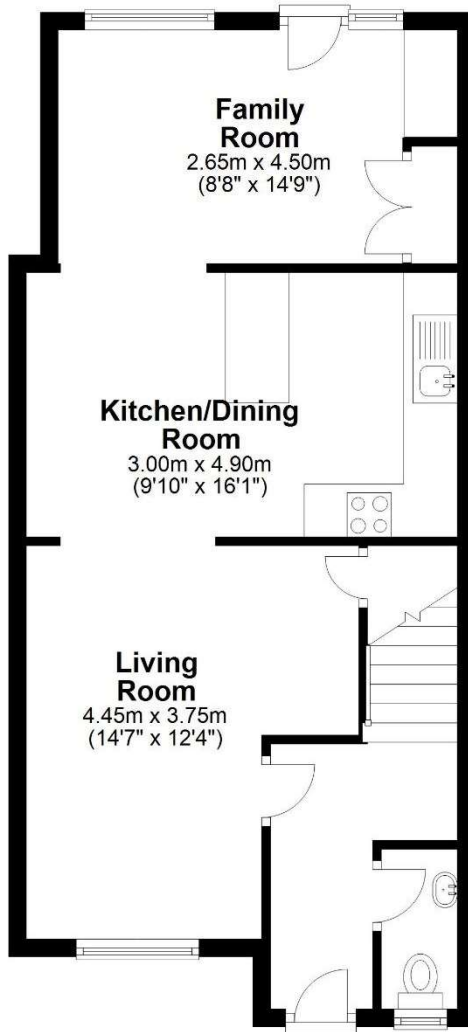
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FLOORPLAN

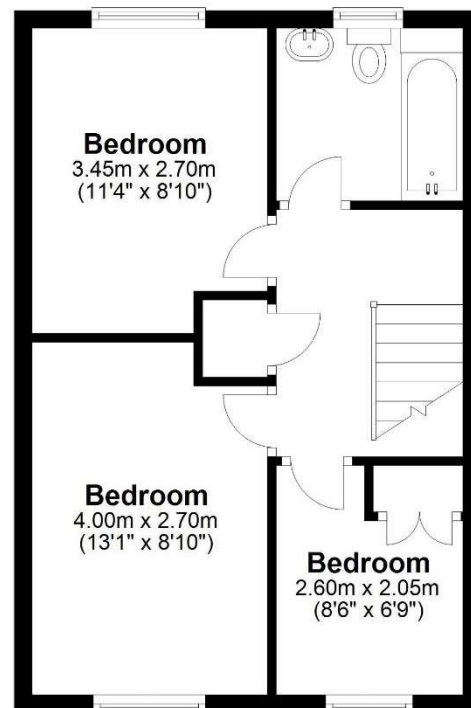
Ground Floor

Approx. 51.0 sq. metres (548.5 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 87.7 sq. metres (943.9 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)			
2 Osier Place EGHAM TW20 8XE	Energy rating	Valid until:	10 January 2034
	C	Certificate number: 1234-9729-1300-0179-3292	
Property type		End-terrace house	
Total floor area		86 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 C. 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	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		