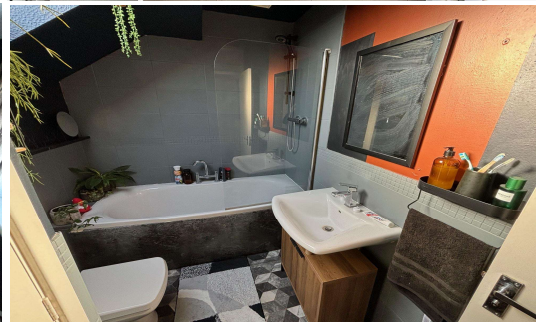




Mullens Road, Egham, Surrey, TW20 8AG £310,000 Freehold



An excellent opportunity to acquire this larger than average terrace one bedroom house with private rear garden. This stunning home also offers modern kitchen and bathroom, full double glazing and private driveway to front. Access to Egham station and High Street shops is within a ten minute walk and Egham Leisure Centre is a mere five minute walk away.

NO ONWARD CHAIN.

ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000

Mullens Road, Egham, Surrey, TW20 8AG

Double glazed front door to:

ENTRANCE PORCH:

With door to:

LOUNGE/DINING ROOM:

7.45m x 3.86m (24'6 x 12'8) Open tread stairs to first floor, ceiling down lighters, rear aspect double glazed patio doors onto garden and door to:

MODERN KITCHEN:

2.83m x 1.78m (9'4 x 5'10) Range of gloss white eye and base level units with rolled edge work surfaces, one and half bowl sink unit with mixer tap, fitted electric oven, halogen hob and extractor over, space for other appliances, part tiled walls, slate effect ceramic tiled floor and front aspect double glazed window.

FIRST FLOOR LANDING:

Doors to all rooms.

DOUBLE BEDROOM:

3.60m x 3.28m (11'10 x 10'9) Access to loft and rear aspect double glazed window.

REPLACEMENT BATHROOM SUITE:

White three piece suite comprising panel enclosed bath with power shower over, pedestal vanity enclosed wash hand basin, low level W.C, fully tiled walls, walk in 'L' shaped storage cupboard with additional eaves storage and space for washing machine, front aspect double glazed Velux window.

OUTSIDE

PRIVATE REAR GARDEN:

Approximately 30ft. Laid to paving with well-established shrub area, shingle area. Rear gated access.

PARKING:

Own driveway providing off street parking.

FRONT:

Storage cupboard, gated side access to rear and pathway to main entrance.



27, Mullens Road EGHAM TW20 8AG	Energy rating E
Valid until 29 January 2025	Certificate number 0047-2880-6684-4275-0505

Property type	Mid terrace house
Total floor area	49 square metres

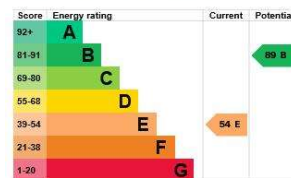
Rules on letting this property

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 energy rating is E. 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

COUNCIL TAX BAND: C - Runnymede Borough Council

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