



Quincy Road, Egham, Surrey, TW20 9JH

£405,000 Freehold



An excellent opportunity to acquire this two bedroom, modern semi-detached residence situated on the popular Manorcroft estate just yards from Egham mainline train station, High Street amenities, Magna Square and local open park spaces. Accommodation comprises entrance hall, lounge, kitchen/dining room, first floor bathroom, 60ft easterly aspect rear garden and off street parking for two vehicles.

Zero stamp duty for FIRST TIME BUYERS up to £425,000.

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Covered entrance area with double glazed main door to:

ENTRANCE HALL:

Stairs to first floor, radiator and door to:

LIVING/DINING ROOM:

4.10m x 3.10m (13'5 x 10'2) Radiator, fitted carpet, front aspect double glazed window and door to:

KITCHEN/BREAKFAST ROOM:

4.04m x 2.50m (13'3 x 8'2) Comprising eye and base level unit with rolled edge work surfaces, stainless steel drainer unit with mixer tap, space for appliances, stainless steel chimney extractor, part tiled walls, under stair storage cupboard, tiled flooring, rear aspect double glazed window and rear aspect double glazed door to garden.

FIRST FLOOR LANDING:

Fitted carpet and doors to all rooms.

BEDROOM ONE:

4.05m x 3.85m (13'3 x 12'8) Radiator, fitted carpet and front aspect double glazed window.

BEDROOM TWO:

2.75m x 2.10m (9' x 6'11) Radiator, fitted carpet and rear aspect double glazed window.

BATHROOM:

White three piece suite comprising panel enclosed bath with shower over and glass shower screen, vanity enclosed wash hand basin, low level W.C, heated towel rail, tiled flooring, part tiled walls and rear aspect opaque double glazed window.

OUTSIDE

REAR GARDEN:

Approximately 60ft. Patio areas, lawn area, side access gate, external tap and enclosed by panel fencing.

PARKING:

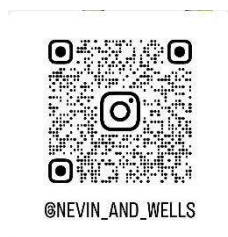
Block paved driveway providing off street parking for two vehicles and gated side access to rear.

COUNCIL TAX BAND:

D - Runnymede Borough Council

VIEWINGS:

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

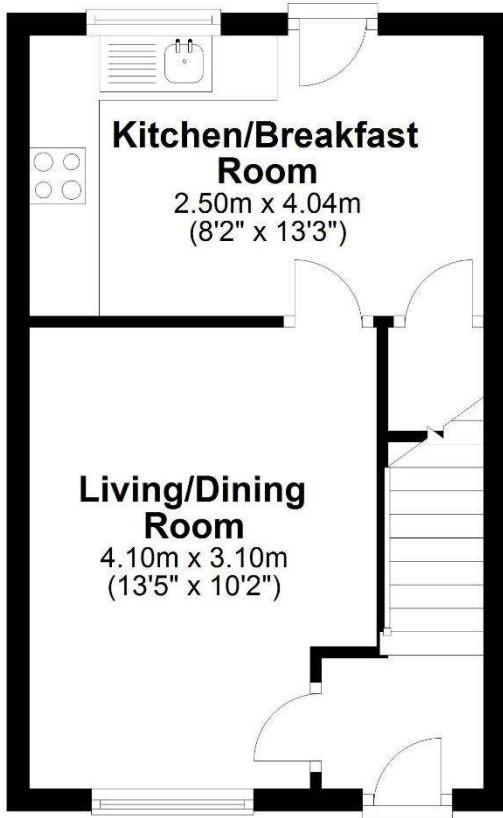


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FLOORPLAN

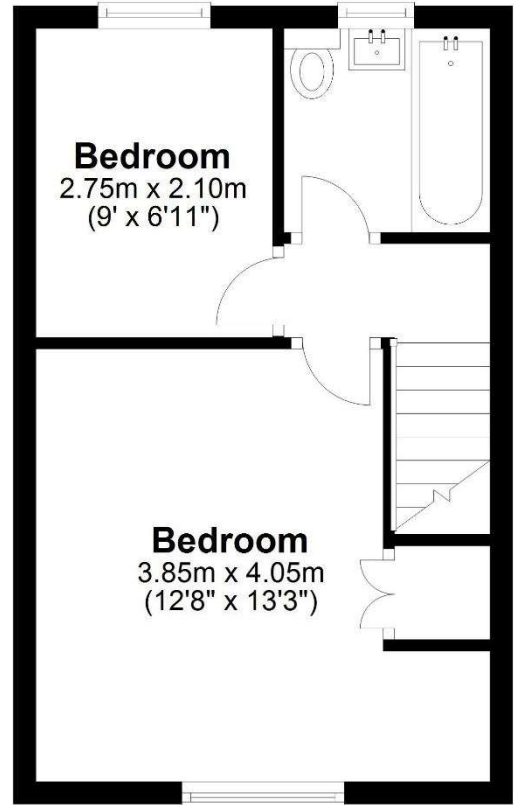
Ground Floor

Approx. 27.1 sq. metres (291.8 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.5 sq. feet)



Total area: approx. 54.2 sq. metres (583.3 sq. feet)

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

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EPC

52 Quincy Road EGHAM TW20 9JH		Energy rating C
Valid until 11 January 2034	Certificate number 5900-7729-0222-1191-3943	

Property type Semi-detached house

Total floor area 54 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 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		87 B
69-80	C	70 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.