



Rusham Road, Egham, TW20 9LP

£800,000 Freehold



A very deceptive and versatile six double bedroom, four bathroom detached chalet style residence, located in Central Egham, just yards from Egham mainline train station, the Magna Square development, High Street amenities and local nurseries and schools. Accommodation comprises entrance hallway, fitted kitchen/dining room, 25ft living room with bi-folding doors overlooking the rear garden. Beautifully landscaped rear garden and off street parking for two vehicles.

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Double glazed door to::

ENTRANCE HALLWAY: Radiator, stairs to first floor, doors to all rooms:

BEDROOM ONE: 3.30m x 3.35m (11 x 10'10) Coved Ceiling, radiator, fitted carpet and front aspect double glazed window.

BEDROOM TWO/HOME OFFICE: 3.30m x 2.25m (10'10 x 7'5) Coved ceiling, radiator, fitted carpet and front aspect double glazed window.

BEDROOM THREE: 3.30m x 2.90m (10'10 x 9'6) Coved ceiling, radiator and side aspect double glazed window.

LUXURY FAMILY BATHROOM: White three piece suite comprising panel enclosed bath with shower attachment, glass shower screen, vanity enclosed wash hand basin, low level W.C, heated towel rail, fully tiled walls, wood effect vinyl flooring and side access opaque double glazed window.

KITCHEN/DINING ROOM: 3.40m x 2.90m (11'2 x 9'6) Comprising eye and base level units with rolled edge work surfaces, two stainless steel drainer units with mixer taps, fitted oven, hob and extractor over, space for other appliances, fitted carpet and side access double glazed windows.

LIVING ROOM: 7.70m x 6.80m (25'3 x 22'4) Coved ceiling, vertical radiators, side access double glazed door, rear aspect double glazed bi-folding doors to garden, fitted carpet and double doors to:

BEDROOM: 3.90m x 3.00m (12'10 x 9'10) Coved ceiling, radiator, fitted carpet, side access double glazed window and door to:

EN-SUITE WET ROOM: Riser shower, low level W.C, wall mounted wash hand basin, heated towel rail, fully tiled walls, non slip vinyl flooring and side access double glazed window.

FIRST FLOOR LANDING: Coved ceiling, hand rail and balustrading, fitted carpet and doors to all rooms.

BEDROOM: 6.80m x 3.25m (22'4 x 10'8) Coved ceiling, vertical radiator, side and front aspect double glazed windows, fitted carpet and door to:

EN-SUITE SHOWER ROOM: Separate shower cubicle with electric power shower, vanity enclosed wash hand basin, low level W.C, coved ceiling, wood effect vinyl flooring and double glazed Velux window.

BEDROOM: 6.80m x 2.91m (22'4 x 9'6) Coved ceiling, vertical radiator, side aspect double glazed window, rear aspect double glazed door to roof area and fitted carpet.

EN-SUITE SHOWER ROOM: Separate shower cubicle with electric power shower, vanity enclosed wash hand basin, low level W.C, coved ceiling, wood effect vinyl flooring and side aspect double glazed window.

OUTSIDE

LANDSCAPED REAR GARDEN: **Approximately 65ft.** Large decked area, lawn area, two sheds, raised flower beds, external lighting and power, external tap, limestone areas, Indian sand stone and enclosed by panel fencing.

SIDE ACCESS/STORAGE AREA: Indian sandstone path from front to rear with wrought iron secure gated access.

PARKING: Off street parking for two vehicles.

COUNCIL TAX BAND: D - Runnymede Borough Council

VIEWINGS:

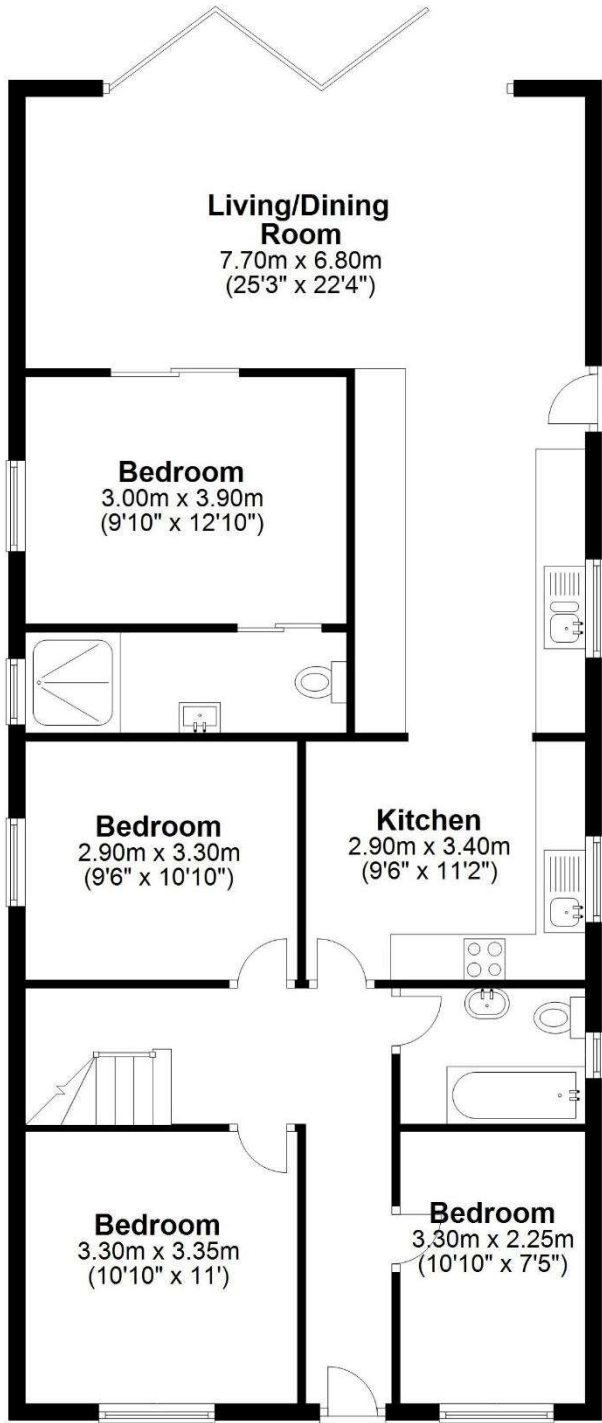
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOORPLAN

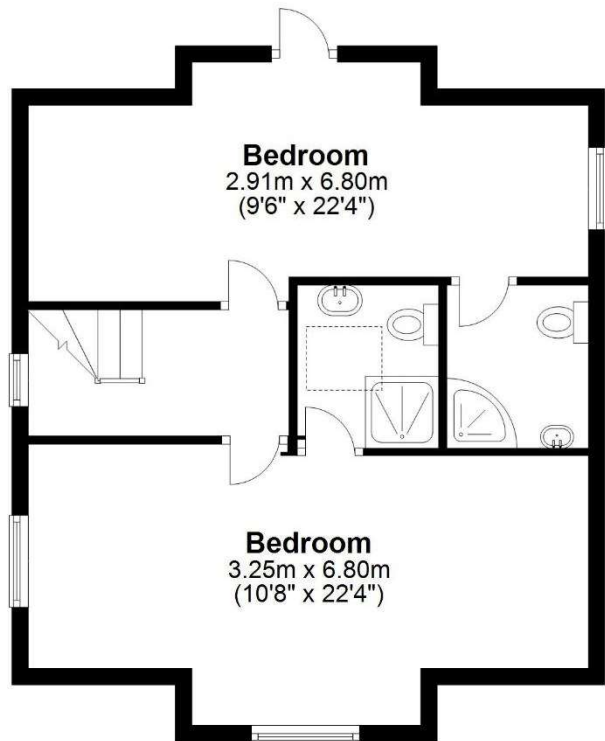
Ground Floor

Approx. 108.1 sq. metres (1163.3 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.9 sq. feet)



Total area: approx. 167.9 sq. metres (1807.2 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)

59 Rusham Road EGHAM TW20 9LP	Energy rating	Valid until:	13 March 2034
	C	Certificate number:	7500-3947-0522-6394-3743

Property type	Detached house
Total floor area	181 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		