



Rusham Road, Egham, TW20 9LP

OIEO £700,000 Freehold



Situated close to the station and High Street, in a residential road in the heart of historic Egham is this double fronted, four bedroom detached residence with parking. Much consideration has been taken into the layout of the accommodation, which offers a stunning kitchen/breakfast room with fitted appliances, living room, dining room, ground floor shower room, first floor bathroom with fitted T.V, double glazed windows and gas central heating. There is a private rear garden with off street parking to the rear.

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Double glazed front door into pitched roof entrance porch with open doorway into:-

LIVING ROOM: 4.17m x 3.65m (13'8 x 12') Wood effect laminate flooring, stairs to first floor, three wall light points, coved ceiling, double radiator and double glazed window to front.

DINING ROOM: 3.65m x 2.99m (12' x 9'10) Coved ceiling, double radiator and double glazed window to front.

**KITCHEN/
BREAKFAST ROOM:** 5.31m x 2.75m (17'5 x 9') Fitted units with bamboo work surfaces with tiled upstand, fitted stainless steel double oven, concealed dishwasher, porcelain tiled flooring, breakfast bar, ceiling down lighters, porcelain sink unit with mixer tap, double radiator, double glazed French doors to rear with windows to side. Door to:-

SHOWER ROOM: Pedestal wash hand basin with mixer tap, low-level W.C, double radiator, fully tiled walls and floor, double glazed window to rear, single shower cubicle with wall mounted power shower and door to cupboard housing washing machine and tumble dryer.

**FIRST FLOOR
LANDING:** With doors to all rooms:-

BEDROOM ONE: 3.65m x 3.15m (12' x 10'4) Double radiator, coved ceiling and double glazed window to front.

BEDROOM TWO: 3.65m x 3.15m (12'0 x 10'4) Double radiator, coved ceiling, hatch to loft, over stairs airing cupboard housing boiler and double glazed window to front.

BEDROOM THREE: 3.15m x 2.65m (10'4 x 8'8) Double radiator, coved ceiling and double glazed window to rear.

BEDROOM FOUR: 2.55m x 2.55m (8'4 x 8'4) Double radiator, coved ceiling and double glazed window to rear.

BATHROOM: White suite comprising of panel enclosed bath with storage under, mixer tap and shower attachment, wall mounted low-level W.C, wall mounted wash hand basin with mixer tap, porcelain floor tiles, chrome heated towel rail, fully tiled walls with built-in T.V and double glazed window to rear.

OUTSIDE

REAR GARDEN: 65ft (20m) Mainly laid to lawn, patio area, fully fenced in.

PARKING: Hard standing for two vehicles at the rear of the garden.

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



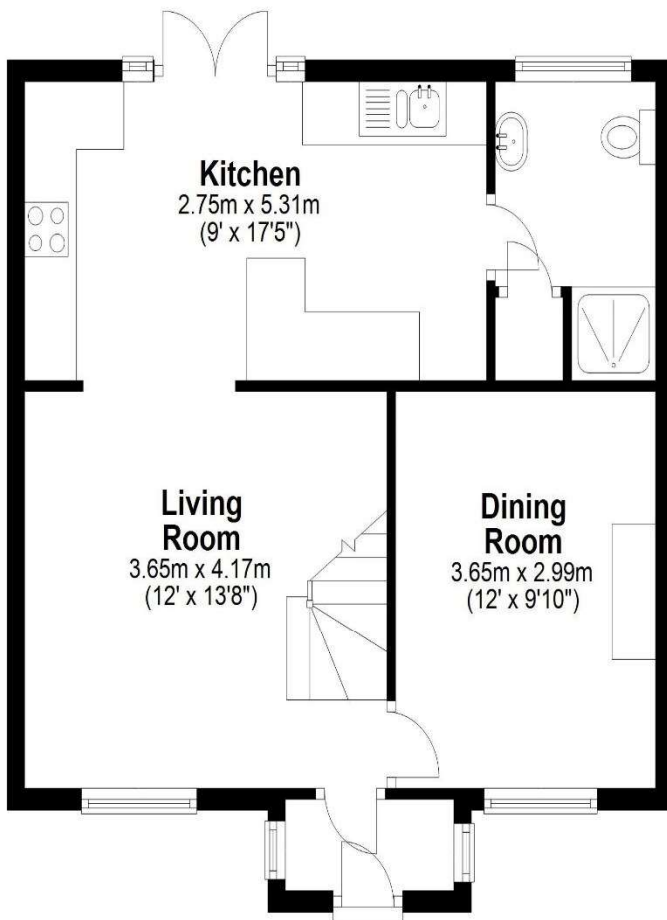
@NEVIN_AND_WELLS

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FLOORPLAN

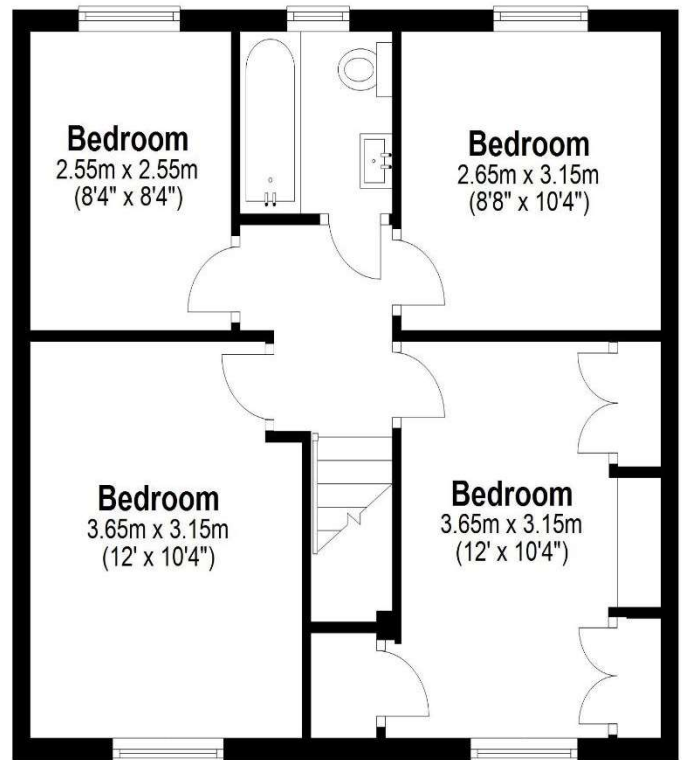
Ground Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



First Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



Total area: approx. 96.4 sq. metres (1038.1 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)

41 Rusham Road EGHAM TW20 9LP	Energy rating	Valid until:	13 March 2034
	D	Certificate number:	0350-2954-1370-2994-1521

Property type	Detached house
Total floor area	93 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

