



**Pooley Green Road, Egham, TW20 8AW**

**£465,000 Freehold**



A three double bedroom double storey extended semi-detached residence. Situated within walking distance of local shops, schools and public transport facilities. The well-proportioned accommodation comprises entrance porch, entrance hallway, downstairs W.C, two reception rooms, fitted kitchen, conservatory, first floor shower room, private rear garden, home office/cabin, off street parking for one vehicle to the rear.

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Double glazed doors to:

**ENTRANCE PORCH:**

Door to:

**ENTRANCE HALLWAY:**

Stairs to first floor, exposed feature brick work, radiator, solid oak flooring, under stair storage and doors to all rooms.

**DOWNSTAIRS W.C:**

Low level W.C, vanity enclosed wash hand basin, solid oak flooring and side aspect double glazed window.

**LIVING ROOM:**

**6.10m x 3.31m (20' x 10'10)** Coved ceiling, radiator, solid oak flooring and front aspect leaded light double glazed bay window.

**DINING ROOM:**

**3.32m x 3.31m (10'11 x 10'10)** Coved ceiling, radiators, feature fireplace, solid oak flooring and double glazed patio doors to conservatory.

**FITTED KITCHEN:**

**5.10m x 1.95m (16'9 x 6'5)** Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, fitted double oven, hob and extractor over and fitted dishwasher, space for other appliances, part tiled walls, side aspect double glazed window, tiled flooring, rear aspect window and door to:

**CONSERVATORY:**

**4.80m x 3.70m (15'9 x 12'2)** Double glazed all round, radiator, laminate wood effect flooring and double glazed French doors to garden.

**FIRST FLOOR LANDING:**

Access to loft, airing/storage cupboard, side aspect double glazed window and doors to all rooms.

**BEDROOM ONE:**

**3.32m x 3.31m (10'11 x 10'10)** Built in wardrobes, radiator and front aspect leaded light double glazed window.

**BEDROOM TWO:**

**3.95m x 3.00m (13' x 9'10)** Built in mirrored wardrobes, radiator and rear aspect leaded light double glazed windows.

**BEDROOM THREE:**

**4.25m x 2.25m (13'11 x 7'5)** Radiator and rear aspect leaded light double glazed window.

**FIRST FLOOR SHOWER ROOM:**

Comprising separate shower cubicle with power shower and tiled all round, low level W.C, vanity enclosed wash hand basin, heated towel rail, fully tiled walls, fully tiled flooring and front aspect leaded light double glazed window.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 65ft.** Patio area, lawn area, decking area, external tap, timber shed, well established flower, shrub and tree borders, enclosed by panel fencing and foot path to:

**HOME OFFICE/CABIN:**

Own power and lighting and double doors onto garden/parking area.

**PARKING:**

Off street parking for one vehicle to the 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](http://www.nevinandwells.co.uk)**

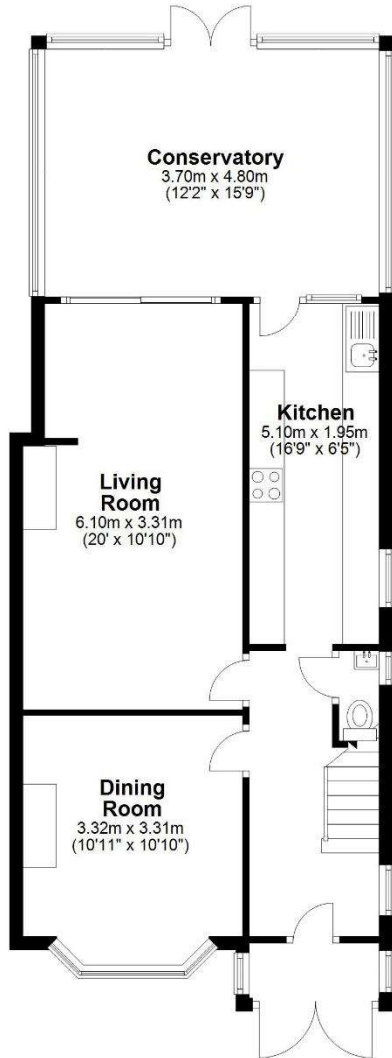


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FLOORPLAN

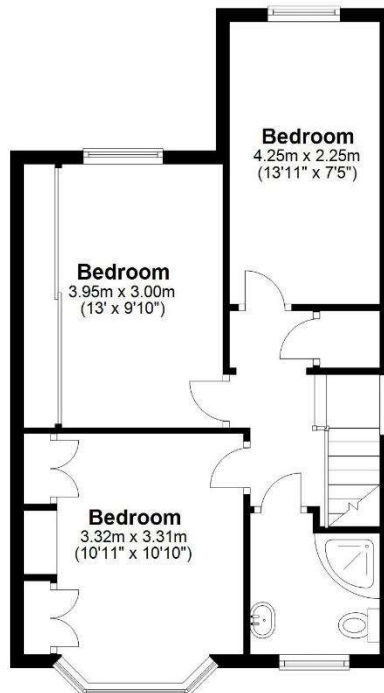
**Ground Floor**

Approx. 70.7 sq. metres (761.5 sq. feet)



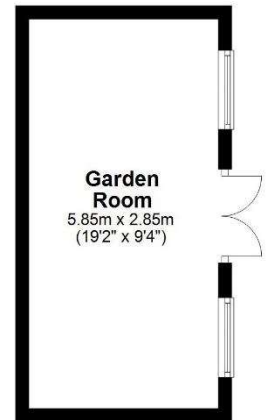
**First Floor**

Approx. 44.6 sq. metres (480.0 sq. feet)



**Garden Room**

Approx. 16.7 sq. metres (179.6 sq. feet)



Total area: approx. 132.0 sq. metres (1421.1 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)**

163 Pooley Green Road EGHAM TW20 8AW	Energy rating <b>D</b>	Valid until: <b>22 November 2033</b>  Certificate number: 2072-3932-8209-2437-5200
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Property type	Semi-detached house
Total floor area	94 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 current 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

