



Albany Place, Egham, Surrey, TW20 9HG

£465,000 Freehold



Situated in a quiet cul-de-sac is this three bedroom terraced home, in excellent condition throughout with downstairs cloakroom, a modern bathroom and kitchen. In addition, there is a garage nearby with parking for two vehicles in front. Located within close proximity to the High Street, with Waitrose, Magna Square with Everyman Cinema, fantastic restaurants and coffee shops. Mainline station to Waterloo is only a few minutes away as well.

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Double glazed front door to:

ENTRANCE HALLWAY:

Stairs to first floor, coved ceiling, radiator, Oak flooring and doors to all rooms.

DOWNSTAIRS WC:

Comprising low level WC, wall mounted wash hand basin, front aspect opaque double glazed window and Oak flooring.

LOUNGE/DINING ROOM:

Coved ceiling, under stair storage cupboard, radiator, Oak flooring, front aspect doubled glazed window, rear aspect double glazed French doors to rear garden and doors to all rooms.

FITTED KITCHEN:

Comprising eye and base level units with rolled edge work surfaces, single sink and drainer unit with mixer tap, fitted oven hob with extractor over, space for other appliances, part tiled walls, tile effect vinyl flooring, rear aspect double glazed window and door to garden.

FIRST FLOOR LANDING:

Access to loft, handrail and balustrade. Doors to all rooms.

BEDROOM ONE:

Built in double wardrobe, radiator, front aspect double glazed bow window.

BEDROOM TWO:

Built in double wardrobe, radiator, rear aspect double glazed window.

BEDROOM THREE:

Radiator, rear aspect double glazed window.

**RECENTLY INSTALLED
FIRST FLOOR SHOWER
ROOM:**

Comprising separate shower cubicle with riser shower. Vanity enclosed wash hand basin concealed low level WC, extractor fan, heated towel rail, fully tiled walls, engineered oak flooring airing storage cupboard and front aspect opaque double glazed window.

OUTSIDE

REAR GARDEN:

Approximately 40ft. Patio area, lawn area, external tap, external lighting, pedestrian rear access and enclosed by panel fencing.

PARKING:

For two vehicles in front of garage plus residents communal onsite parking

GARAGE:

In nearby block with up and over door.

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

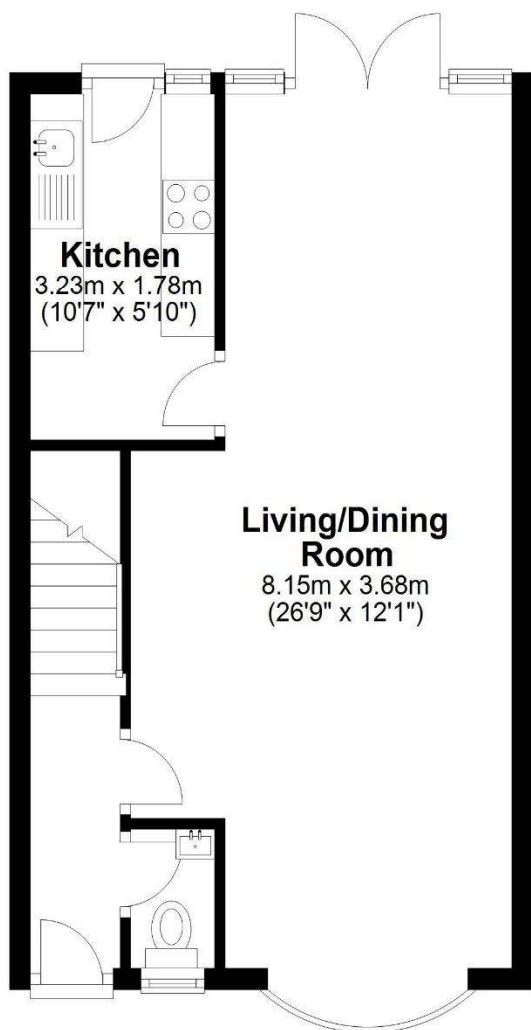


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FLOORPLAN

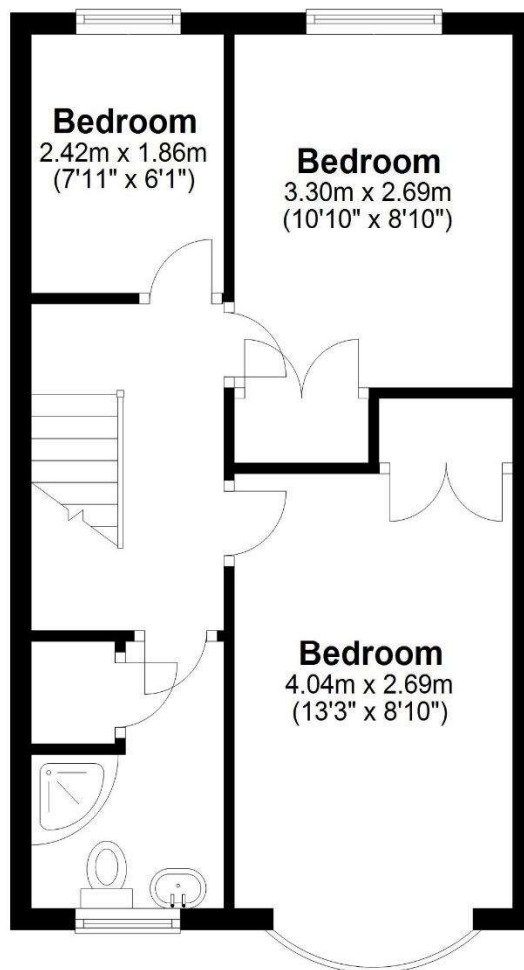
Ground Floor

Approx. 38.1 sq. metres (410.6 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 76.3 sq. metres (821.0 sq. feet)

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

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EPC

14 Albany Place EGHAM TW20 9HG		Energy rating C
Valid until 22 March 2034	Certificate number 0350-2987-5370-2224-5655	

Property type	Mid-terrace house
Total floor area	78 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.



The graph shows this property's current and potential energy rating.