



**Spring Rise, Egham, Surrey, TW20 9PW**

**£540,000 Freehold**



An exceptionally well presented three bedroom family home located in central Egham, just yards from High Street amenities, mainline train station and Magna Square. Accommodation comprises large entrance hallway, living room, downstairs W.C, large kitchen/breakfast room, utility room, first floor luxury bathroom, landscaped garden, off street parking for up to three vehicles. NO ONWARD CHAIN

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Double glazed front door into entrance hallway. Oak internal doors into all rooms:

|                                    |   |
|------------------------------------|---|
| <b><u>ENTRANCE HAALWAY:</u></b>    | <b>5.29m x 1.97m (17'4" x 6'6")</b> Radiator, grey Oak effect floor. Under stairs cupboard housing electric meter and fuse board.   |
| <b><u>LOUNGE:</u></b>              | <b>4.56m x 3.51m (15" x 11'6")</b> Radiator, grey Oak effect floor. Double glazed bay window to front.  |
| <b><u>CLOAKROOM:</u></b>           | Low level WC with concealed flush, wash hand basin with chrome mixer tap, chrome ladder radiator, Oak effect grey floor, extractor fan.   |
| <b><u>KITCHEN/DINING ROOM:</u></b> | <b>4.28m x 4.11m (14" x 13'6" maximum)</b> Extensive range of base and eye level units, Walnuts effect work surfaces, grey Oak effect floor, radiator, TV and Sky points. Integrated dishwasher and fridge/freezer, built-in electric double oven and five ring gas hob, stainless steel extractor hood and splashback, corner carousel unit, soft close doors and drawers. One and half bowl ceramic sink with nickel effect mixer tap. Vaulted ceiling with Velux window, doubled glazed window and French doors to rear. |
| <b><u>UTILITY ROOM:</u></b>        | <b>2.41m x 1.36m (7'10" x 4'6")</b> Storage units, circular sink, integrated washer/dryer, grey Oak effect floor, extractor fan. Frosted double glazed window to rear. Frosted double glazed door to side access.   |
| <b><u>LANDING:</u></b>             | Hatch to loft space with folding ladder, newly fitted carpet.   |
| <b><u>BEDROOM ONE:</u></b>         | <b>3.66m x 3.09m (12" x 10'2")</b> Radiator, newly fitted carpet. Double glazed window to front.  |
| <b><u>BEDROOM TWO:</u></b>         | <b>3.09m x 2.94m (10'2" x 9'8")</b> Radiator, newly fitted carpet. Double glazed window to rear.  |
| <b><u>BEDROOM THREE:</u></b>       | <b>2.38m x 2.38m (7'10" x 7'10")</b> Radiator, newly fitted carpet. Double glazed window to front.  |
| <b><u>BATHROOM:</u></b>            | <b>2.38m x 1.83m (7'10" x 6")</b> White suite comprising low level WC with concealed flush, suspended wash hand basin set into vanity unit. P-shaped bath with chrome mixer tap and chrome mixer shower over and fitted glass shower screen, ceramic tiled floor. Stone effect tiled walls, chrome ladder radiator, extractor fan. Frosted double glazed window to rear.  |

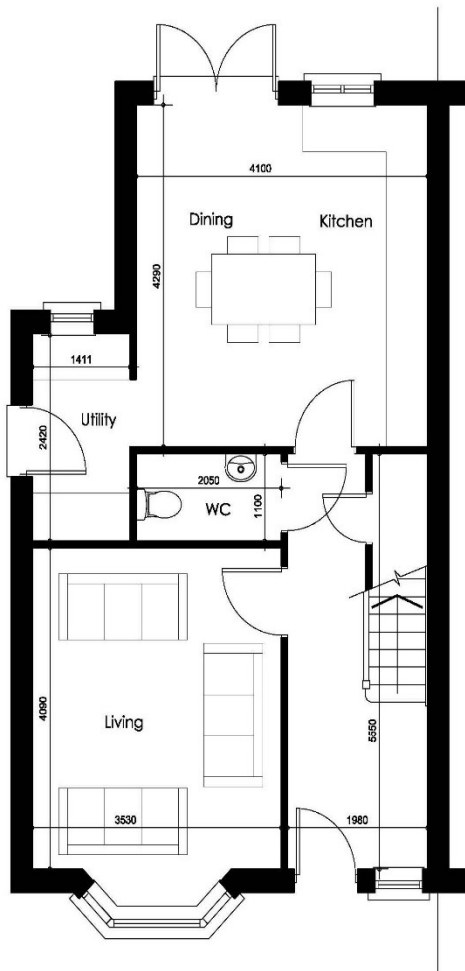
**OUTSIDE**

|                                 |  |
|---------------------------------|--|
| <b><u>REAR GARDEN:</u></b>      | <b>12.45m (10'10")</b> Stone paved patio outside tap, court lights, various trees and shrubs. Side access.   |
| <b><u>COUNCIL TAX BAND:</u></b> | D – Runnymede Borough Council  |
| <b><u>VIEWINGS:</u></b>         | By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a> |

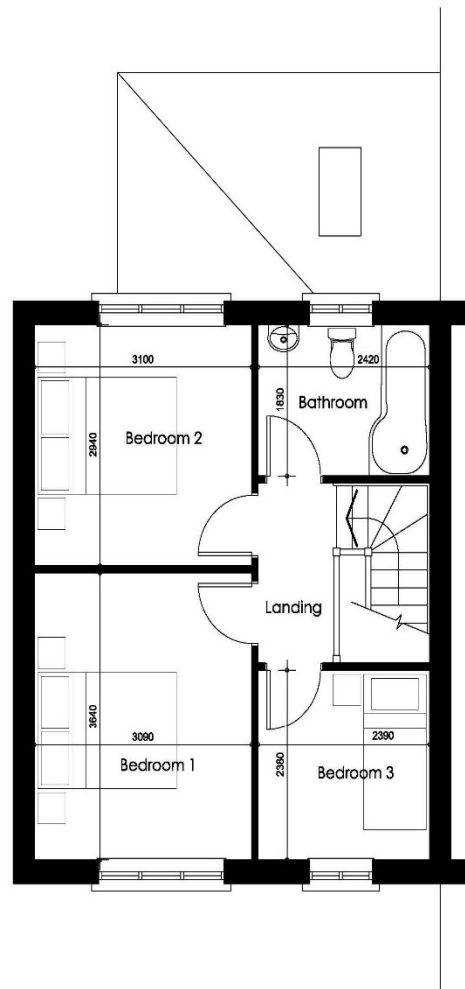


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FLOORPLAN



ground floor plan



first floor plan

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

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EPC

|                                      |   |                               |
|--------------------------------------|---|-------------------------------|
| 28a Spring Rise<br>EGHAM<br>TW20 9PW |   | Energy rating<br><br><b>B</b> |
| Valid until<br><b>8 May 2028</b>     | Certificate number<br><b>8004-9815-1739-3007-2583</b> |                               |

|                  |                   |
|------------------|-------------------|
| Property type    | End-terrace house |
| Total floor area | 89 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 B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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