



**Park Road, Egham, Surrey, TW20 9BJ**

**£500,000 Freehold**



Situated with a private section of a 'No Through Road', in the heart of historic Egham, is this very well presented and extended three bedroom bay fronted 1930's end terrace residence. The accommodation comprises entrance hall, living room with shutter blinds, 19ft lounge/dining room, kitchen, first floor recently installed bathroom and private rear garden with side access. in addition, there is parking for two vehicles to the front. Egham mainline station ,regenerated High Street with Everyman Cinema and River Thames Tow Path are all within a five minute walk.

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Gated pathway/Cotswold stone front garden to UPVC front door.

**ENTRANCE  
HALLWAY:**

Front aspect double glazed window, radiator, Oak effect engineered flooring, under stairs storage, doors to all rooms, stairs to first floor.

**LIVING ROOM:**

Double glazed bay front windows with fitted shutter blinds, electric coal effect fireplace with surround, radiator, carpet.

**LOUNGE/DINER:**

Fireplace housing back boiler, Oak effect engineered flooring, side aspect double glazed window, understairs storage cupboard, radiator, rear facing double glazed double opening patio doors, entrance to:

**KITCHEN:**

Range of base and eye level units, space for fridge/freezer, oven, washing machine and dishwasher, fitted sink and drainer unit, rear facing double glazed window.

**FIRST FLOOR**

**LANDING:**

Side aspect double glazed window, access to loft, carpet, doors to all rooms.

**BEDROOM ONE:**

Front aspect double glazed window, full length fitted wardrobes, carpet flooring, radiator.

**BEDROOM TWO:**

Rear aspect double glazed window, fitted wardrobes, carpet flooring, radiator

**BEDROOM THREE:**

Rear aspect double glazed window, carpet flooring, radiator.

**BATHROOM:**

White bathroom suite comprising low level WC, vanity wash hand basin with storage, bath with electric power shower over, white metro tile surround. Front aspect frosted double glazed window.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 40ft.** Patio area, laid to lawn, Cotswold stoned Alfresco dining area, fence panel enclosed with side access gate.

**FRONT:**

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](http://www.nevinandwells.co.uk)**

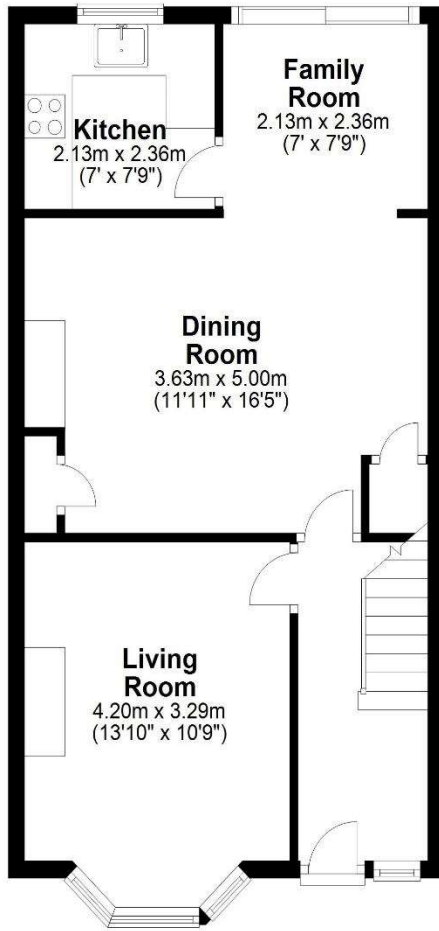


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FLOORPLAN

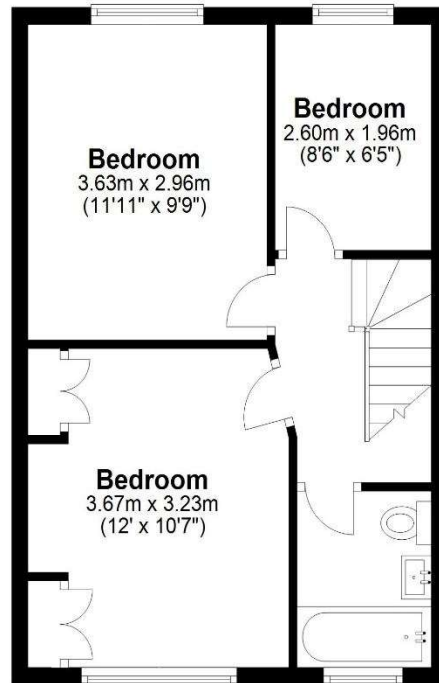
**Ground Floor**

Approx. 48.9 sq. metres (526.8 sq. feet)



**First Floor**

Approx. 37.0 sq. metres (398.4 sq. feet)



Total area: approx. 86.0 sq. metres (925.2 sq. feet)

**\*NB- Please note that the owner of this property is related to a member of staff at Nevin & Wells.**

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

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EPC

22, Park Road EGHAM TW20 9BJ		Energy rating <b>D</b>
Valid until <b>22 July 2029</b>	Certificate number <b>9128-0060-6233-6941-4984</b>	

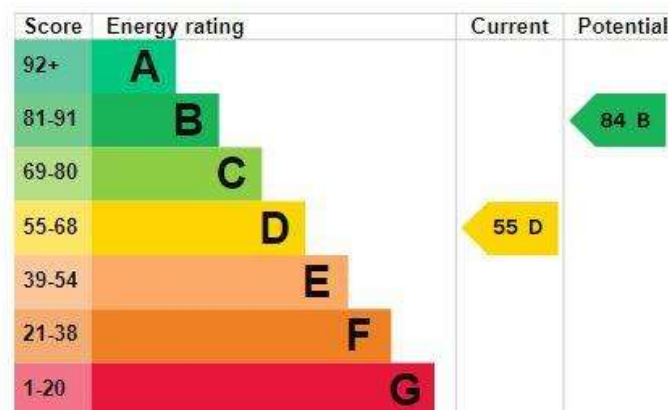
Property type	End-terrace house
Total floor area	86 square metres

**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 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.