



Fitzrobert Place, Egham, TW20 9JS

O.I.R.O £425,000 F/H



An excellent and rare opportunity to acquire this two bedroom end terraced property located within a cul-de-sac just yards Egham mainline train station, Magna Square and High Street amenities. Accommodation comprises entrance hall, downstairs W/C, kitchen, lounge/dining room, first floor bathroom, private rear garden, own driveway providing off street parking for 2 vehicles and a single garage with direct access from the garden. No onward chain.

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External storage cupboard, covered entrances area and main door to:

- ENTRANCE HALL:** Coved ceiling, electric heater, fitted carpet, stairs to first floor and door to all rooms.
- DOWNSTAIRS W/C:** Comprising low level WC, wall mounted wash hand basin, side aspect window, tile effect vinyl flooring.
- KITCHEN:** Comprising eye and base level units with rolled edge work surfaces, single sink and drainer unit with mixer tap, fitted oven, hob and extractor over, space for other appliances, part tiled walls, tile effect vinyl flooring and front aspect window.
- LOUNGE/DINING ROOM:** Coved ceiling, electric heater, under stairs storage cupboard, fitted carpets and rear aspect double glazed patio doors onto garden.
- FIRST FLOOR LANDING:** Hand rails balustrading, airing/storage cupboard, access to loft, fitted carpet and doors to all rooms.
- BEDROOM ONE:** Fitted wardrobe, electric heater, fitted carpet and rear aspect window.
- BEDROOM TWO:** Over stairs storage cupboard, electric heater, fitted carpet and front aspect window.
- BATHROOM:** 3 piece suite comprising low level WC, pedestal wash hand basin, panel enclosed bath, electric heated towel rail, part tiled walls and side aspect opaque window.

OUTSIDE

- PRIVATE REAR GARDEN:** Patio area, low maintenance stone area, raised flower beds, well established flower, shrub and tree boarders, external lighting, enclosed brick built walling and panel fencing and door to: -
- SINGLE GARAGE:** Up and over door, with power and lighting.
- OWN DRIVEWAY:** Brick paved driveway, providing off street parking for up to 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

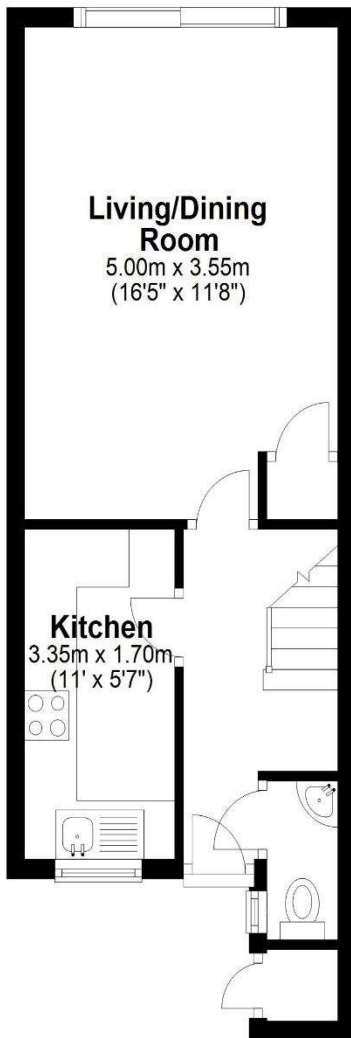


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FLOORPLAN

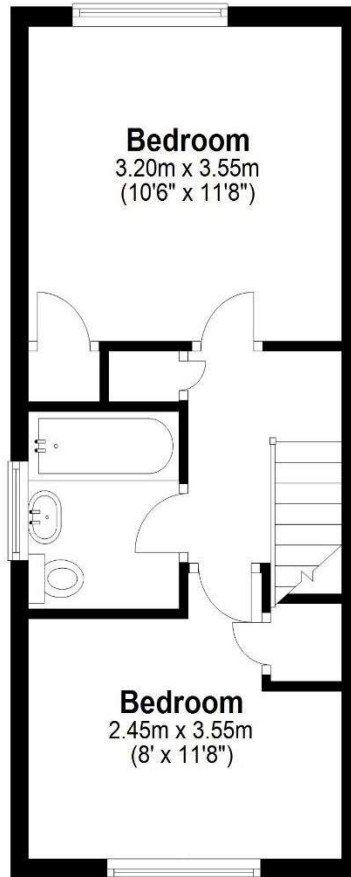
Ground Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



Garage

Approx. 12.6 sq. metres (136.0 sq. feet)



Total area: approx. 73.9 sq. metres (795.7 sq. feet)

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

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EPC

25 Fitzrobert Place EGHAM TW20 9JS		Energy rating D
Valid until 14 January 2035	Certificate number 1835-6729-4400-0275-5292	

Property type	End-terrace house
Total floor area	60 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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