



Crown Street, Egham, Surrey, TW20 9DB

£320,000 L/H



A superb two double bedroom first floor garden maisonette situated in a quiet cul-de-sac within a five minute walk of Egham High Street with Everyman Cinema and mainline station. Benefits include separate kitchen, white bathroom suite, gas central heating, garage in block and private front garden. Access to the M25 is within a one mile radius. **No onward chain.**

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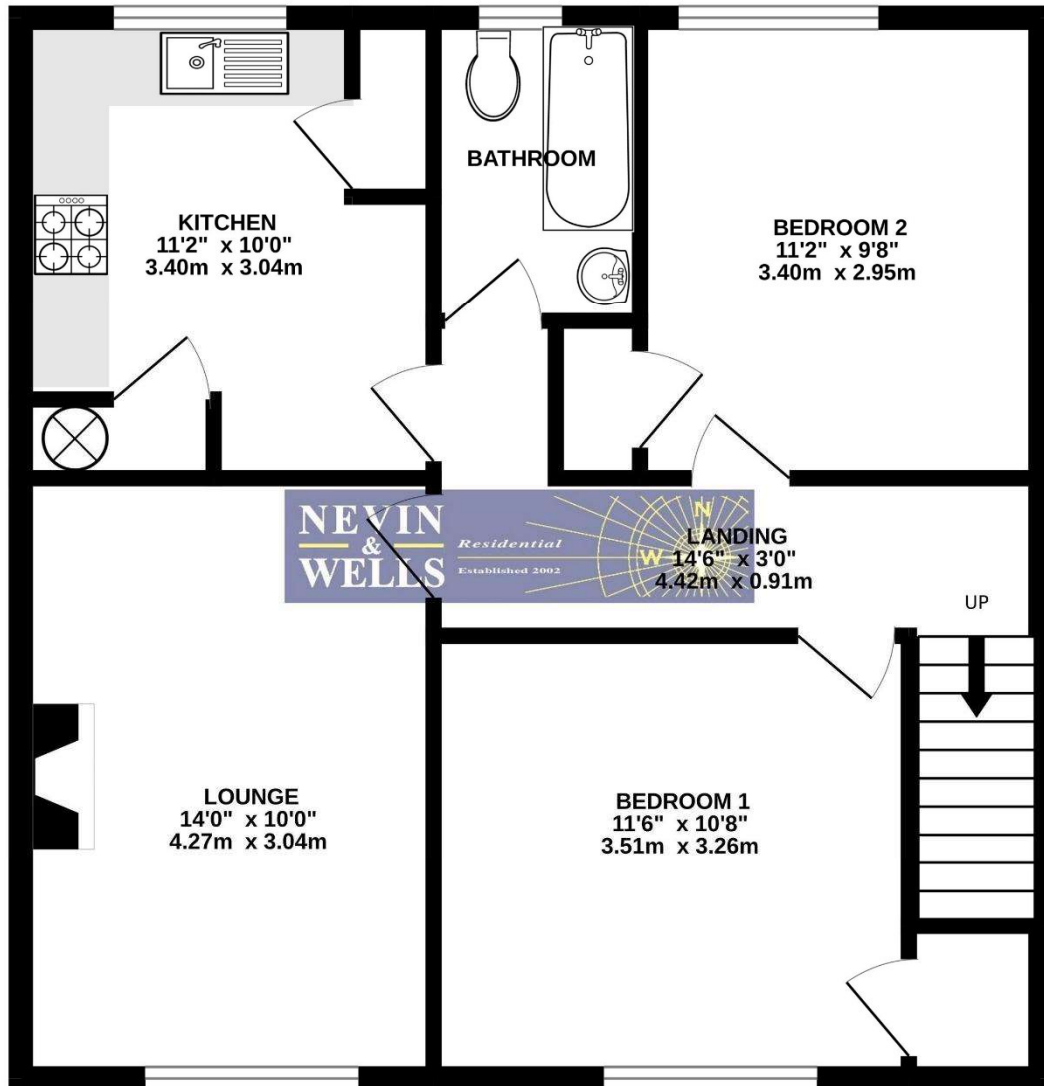
<u>CANOPY PORCH:</u>	With part glazed front door into entrance lobby. Stairs to first floor landing.
<u>LANDING:</u>	Radiator, hatch to loft space with folding ladder and light, coved cornice ceiling. Doors into both bedrooms and lounge.
<u>LOUNGE:</u>	Radiator, coved cornice ceiling, feature Limestone fireplace housing real flame gas fire. Window to front.
<u>KITCHEN:</u>	Range of Beech effect base and eye level units, grey laminate work surfaces, part tiled walls, space for cooker, fridge / freezer, dishwasher and washing machine, larder cupboard, stainless steel extractor filter, radiator. Wall mounted gas boiler airing cupboard housing hot water cylinder. Stainless steel one and a half bowl single drainer sink unit with chrome mixer tap. Window to rear.
<u>BEDROOM ONE:</u>	Radiator, coved cornice ceiling, ceiling fanlight, built-in single wardrobe. Window to front.
<u>BEDROOM TWO:</u>	Radiator, coved cornice ceiling, built-in single wardrobe. Window to front.
<u>BATHROOM:</u>	White Ideal Standard suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome taps and electric power shower over, part tiled walls, radiator, pebble tiled floor. Opaque window to rear.
<u>OUTSIDE</u>	
<u>FRONT GARDEN:</u>	Mainly laid to lawn with inset shrubs.
<u>SINGLE GARAGE:</u>	In block adjacent to property.
<u>LEASE:</u>	115 Years Unexpired (Awaiting written confirmation.)
<u>GROUND RENT:</u>	£36 per annum (Awaiting written confirmation).
<u>BUILDING INSURANCE:</u>	£150 per annum (Awaiting written confirmation).
<u>COUNCIL TAX BAND:</u>	C – Runnymede Borough Council
<u>VIEWINGS:</u>	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

FIRST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

20, Cedar Court EGHAM TW20 9DB		Energy rating C
Valid until 19 July 2030	Certificate number 9938-6015-6293-6820-2274	

Property type	Top-floor flat
Total floor area	59 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		