



**Hill View, Egham, Surrey, TW20 9PB**

**£625,000 Freehold**



Hill view is an attractive detached bungalow, offering large rooms and stunning panoramic views over Egham and beyond. The secluded rear garden gives access to a single detached garage. Access to Egham mainline station and High Street shops and restaurants is a 10 minute walk away. Egham Orbit Leisure Centre, Runnemede Meadow National Trust and Windsor Great Park are also close at hand.

**Hill View, Malt Hill, Egham, Surrey, TW20 9PB**

Double glazed front door with courtesy light over.

**HALLWAY:** Radiator, coved cornice ceiling, doors to all rooms. Hatch to: -

**LOFT STORAGE:** With pull down ladder, light, power, dormer window.

**LOUNGE:** Two radiators, coved cornice ceiling, feature marble fireplace. Double glazed sliding doors into rear garden.

**DINING ROOM:** Radiator, ceramic tiled floor. Double glazed window to front. Open plan into: -

**KITCHEN:** Range of pine panel base and eye level units, laminated work tops, ceramic tiled flooring, integral washing machine. Built in stainless steel electric double oven and five ring gas hob, stainless steel extractor hood, space for fridge/freezer, stainless steel single bowl single drainer sink unit with chrome mixer tap. Double glazed window to front. Door to rear into covered storage area.

**BATHROOM:** White suite comprising low level WC, bidet, tiled panel bath with chrome mixer tap, ceramic tiled floor, part tiled walls, radiator, glass cubicle housing chrome mixer shower. Double glazed window to side.

**BEDROOM ONE:** Radiator, coved cornice ceiling, built in mirrored wardrobes. Double glazed window to front.

**BEDROOM TWO:** Radiator, coved cornice ceiling. Double glazed window to rear.

**OUTSIDE**

**REAR GARDEN:** **Approximately 60ft (18.29m).** Paved patio, lawn area, external tap, various shrubs, greenhouse, rear access gate.

**REAR GARAGE:** Single detached garage to rear, with light and power, approached via Mount Lee to rear.

**FRONT GARDEN:** Paved patio, lawn, inset flower and shrub border. Steps down to Malt Hill. Panoramic views over Egham and beyond.

**COUNCIL TAX BAND:** E- Runnymede Borough Council

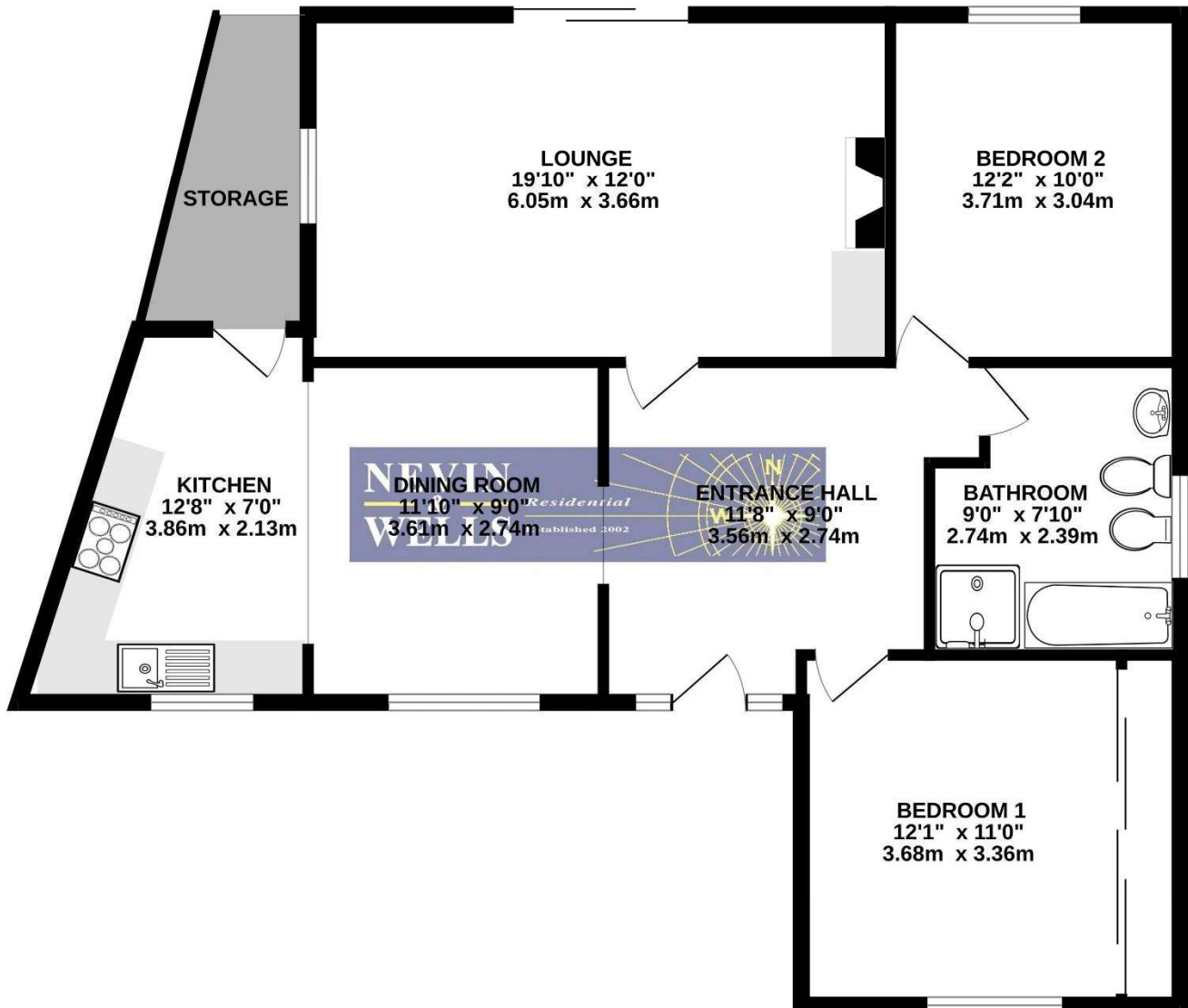
**VIEWINGS:** By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



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FLOORPLAN

GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.



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**EPC**

Hillview Malt Hill EGHAM TW20 9PB		Energy rating <b>D</b>
Valid until <b>4 March 2035</b>	Certificate number <b>4700-2478-0022-2409-3753</b>	
Property type	Detached bungalow	
Total floor area	83 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+	<b>A</b>		
81-91	<b>B</b>		<b>83 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>63 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		