



**Hythe Park Road, Egham, TW20 8DA**

**O.I.E.O £325,000 F/H**



For sale by Open House only is this Circa 1930's three bedroom semi-detached residence in need of complete renovation throughout. Accommodation comprises entry hallway, lounge/dining room, kitchen, first floor bathroom and a private rear garden of approximately 100ft. No onward chain.

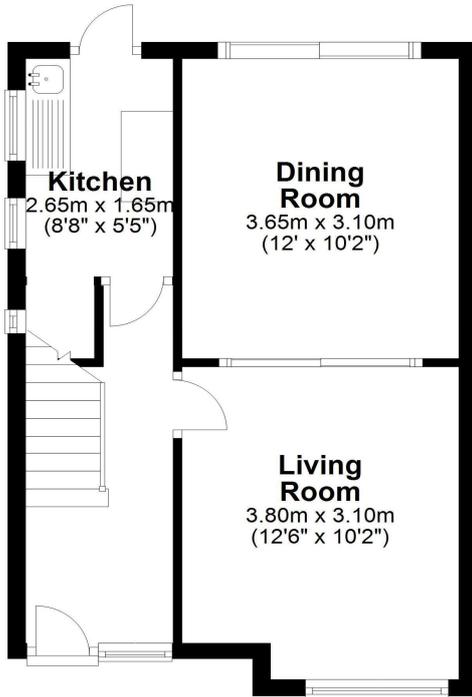
**(For dates and times, call or email sole agents Nevin and Wells Residential.)**

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FLOOR PLAN

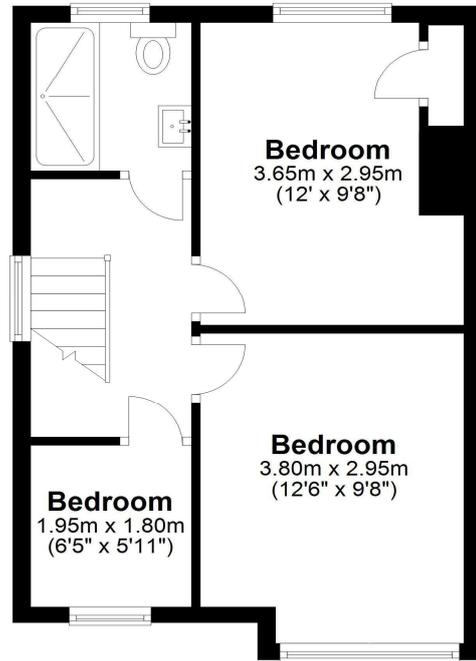
**Ground Floor**

Approx. 35.3 sq. metres (380.2 sq. feet)



**First Floor**

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 70.6 sq. metres (759.9 sq. feet)

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

EPC

The EPC certificate shows the following details:

- Property address: 69 Hythe Park Road, Egham, Surrey, TW20 8DA
- Energy rating: D
- Valid until: 20 March 2035
- Certificate number: 4735-0127-2400-0179-8226
- Property type: Semi-detached house
- Total floor area: 69 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		
69-80	C		
55-68	D	64 D	88 B
39-54	E		
21-38	F		
1-20	G		

**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)**