



Hummer Road, Surrey, TW20 9BP

O.I.E.O £500,000 F/H



An excellent opportunity to acquire this three bedroom Edwardian semi-detached residence located in central Egham, fifty meters from the High Street and a six minute walk to the train station direct to London Waterloo, Magna Square and Everyman Cinema. The accommodation comprises two reception rooms, first floor bathroom, 75ft rear garden with summer house/home office and potential to convert the loft (S.T.P.P.). Further benefits include double glazing throughout, gas central heating and the benefit of **No onward chain**.

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Double glazed composite front door to:-

ENTRANCE HALLWAY: Stairs to first floor, Oak flooring and doors to all rooms.

LOUNGE: Feature cast iron open fireplace with tiled inset and tiled hearth, radiator, Oak flooring, front aspect double glazed window and front aspect double glazed box bay window.

DINING ROOM: Under stairs storage cupboard, feature brick built fireplace with wooden mantle, radiator, solid Oak flooring, side aspect opaque double glazed sash window, rear aspect double glazed sash window and doorway to: -

KITCHEN: Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted double oven, five ring hob and extractor over, built-in washing dryer, space for other appliances, tiled flooring, side aspect double glazed door to garden, rear and side aspect double glazed windows.

FIRST FLOOR LANDING: Access to loft area, radiator and doors to: -

BEDROOM ONE: Built-in wardrobes and additional over stairs storage, feature fireplace with wooden mantle, radiator and two front aspect double glazed sash windows.

BEDROOM TWO: Built-in wardrobes, radiator and rear aspect double glazed sash window.

BEDROOM THREE: Radiator, side aspect double glazed sash window.

FIRST FLOOR FAMILY BATHROOM: White three piece suite comprising panel enclosed bath with integrated shower over and glass shower screen, pedestal wash hand basin, low level W.C, heated towel rail, fully tiled walls, vinyl flooring and rear aspect opaque double glazed window.

LOFT AREA: High, very spacious loft with power and lighting and majority boarded out, currently used for extensive storage and offering potential to convert subject to building regulation application.

OUTSIDE

REAR GARDEN: **75ft (approximately)** Decking area, lawn area, external tap, external lighting, well established flower, shrub and tree borders, enclosed by panel fencing and pathway leading to:-

HOME OFFICE / SUMMER HOUSE: **14ft x 9ft (approximately)** Combined office with integrated shed to the rear. Fully insulated to function all year round. Side and front aspect windows, French doors and timber storage shed to rear with stable door.

PARKING: Residents parking available.

NB: Parking permits available from Runnymede Borough Council. £390 per annum (subject to availability) plus free on road parking in surrounding roads.

VIEWINGS: By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk

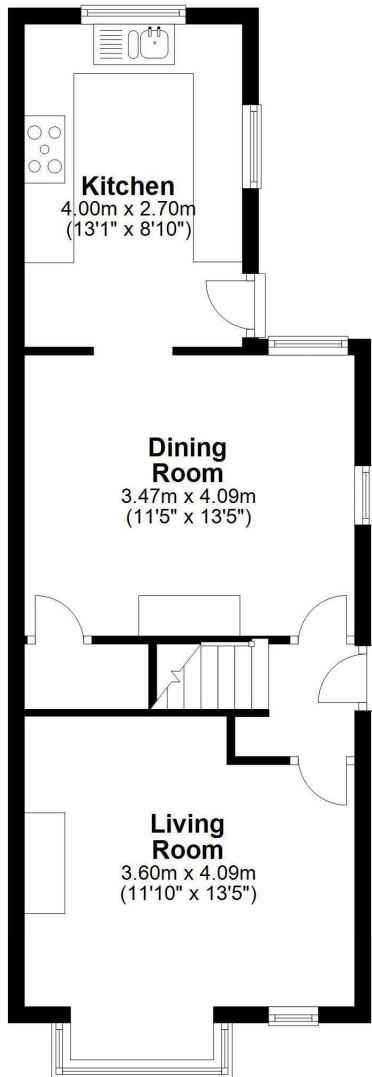


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FLOOR PLAN

Ground Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



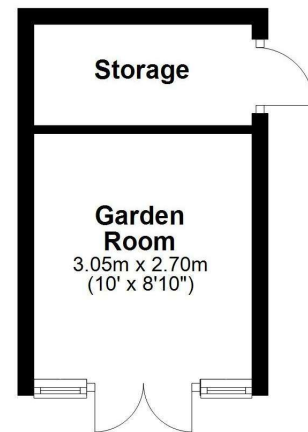
First Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



Garden Room

Approx. 11.9 sq. metres (127.6 sq. feet)



Total area: approx. 101.1 sq. metres (1087.7 sq. feet)

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

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EPC

69 Hummer Road EGHAM TW20 9BP		Energy rating D
Valid until 29 April 2035	Certificate number 0340-2750-9440-2875-5915	

Property type	Semi-detached house
Total floor area	88 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	65 D	
39-54	E		
21-38	F		
1-20	G		

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