

NEVIN & WELLS

Residential

Established 2002



Vicarage Road, Egham, Surrey, TW20 9JW

£635,000 F/H



An excellent opportunity to acquire this deceptive chalet style detached bungalow located within walking distance of Egham High Street amenities, Magna Square and mainline train station. accommodation comprises entrance hallway, kitchen/breakfast room, lounge/dining room, study, six bedrooms, two bathrooms, private rear garden and off street parking for up to three vehicles. No onward chain.

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Door to:

ENTRANCE HALLWAY: Radiator, under stairs cupboard, laminate wood effect flooring, opening and doors to all rooms.

KITCHEN/BREAKFAST ROOM: Comprising eye and base level units with square edge work surfaces, single sink and drainer unit with mixer tap, fitted oven hob, extractor over, space for other appliances, part tiled walls, radiator, side and rear aspect double glazed windows and laminate wood effect flooring.

LOUNGE/DINING ROOM: Brick built feature fireplace, radiator, laminate wood effect flooring, side aspect double glazed window and doors to all rooms.

GROUND FLOOR BATHROOM: White three piece suite comprising panel enclosed bath with shower attachment over and glass shower screen, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls, tiled flooring and side aspect opaque double glazed window.

INNER HALLWAY: Door to front, laminate wood effect flooring and doors to all rooms.

DOUBLE BEDROOM: Coved ceiling, radiator and front aspect double glazed window.

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LOBBY AREA: Coved ceiling, radiator, laminate wood effect flooring, side aspect double glazed window and stairs to first floor.

FIRST FLOOR LANDING: Double glazed Velux window, storage cupboard, radiator and doors to all rooms.

BEDROOM: Radiator and side aspect double glazed window.

SHOWER ROOM: Comprising separate shower cubicle with electric shower, low level WC, vanity enclosed wash hand basin, radiator, heated towel rail and tiled flooring.

OUTSIDE

REAR GARDEN: **Approximately 45ft.** Lawn area, raised decking area and enclosed by panel fencing.

PARKING: Off street parking for up to three vehicles.

COUNCIL TAX BAND: D - Runnymede Borough Council

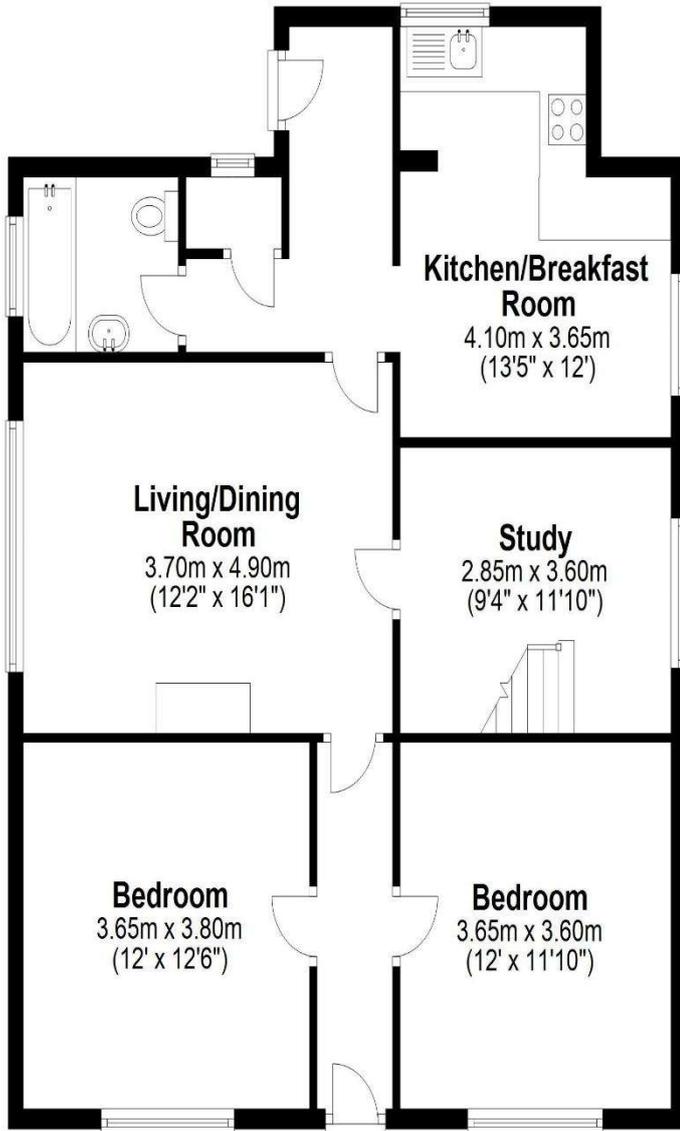
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



FLOORPLAN

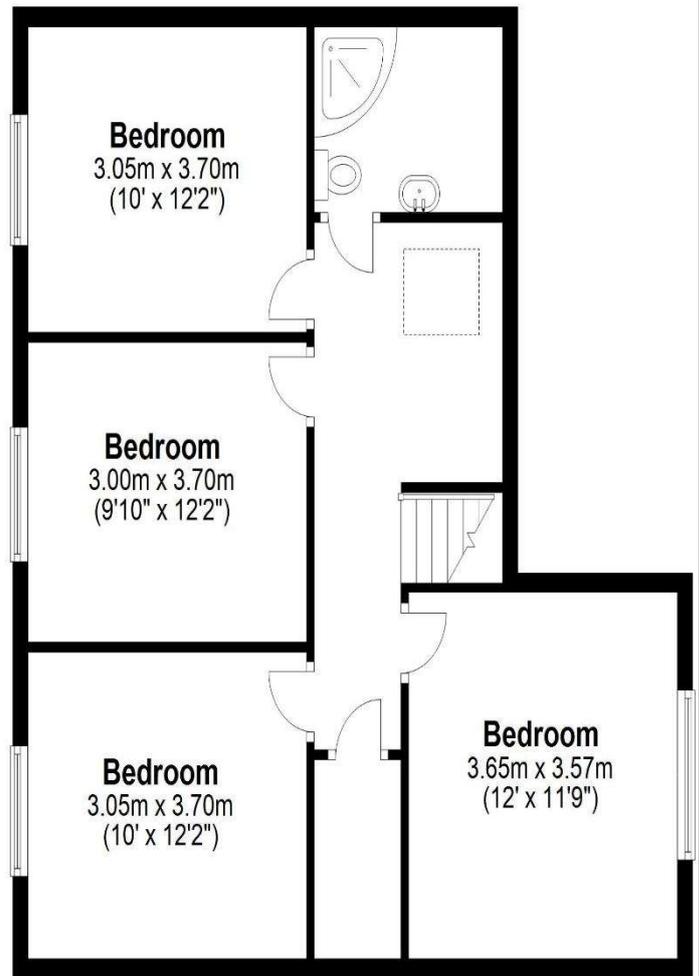
Ground Floor

Approx. 86.7 sq. metres (933.3 sq. feet)



First Floor

Approx. 66.8 sq. metres (718.5 sq. feet)



Total area: approx. 153.5 sq. metres (1651.8 sq. feet)

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EPC

17 Vicarage Road EGHAM TW20 9JW		Energy rating C
Valid until 2 January 2035	Certificate number 0370-2467-6490-2305-7555	

Property type	Detached house
Total floor area	147 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		