



Park Road, Egham, Surrey, TW20 9BJ

O.I.E.O £700,000 F/H



An extremely well presented extended three bedroom detached bungalow situated in a quiet no through road, just a short stroll from High Street amenities, Magna Square and mainline train station. Benefits include off street parking for up to two vehicles, electric vehicle charger, bike storage, a private rear garden, fitted kitchen/ dining room, a spacious living room, utility room, luxury family bathroom and en-suite facilities.

Park Road, Egham, Surrey, TW20 9BJ

Composite double glazed door to:

<u>ENTRANCE PORCH:</u>	Built in storage cupboards, wood flooring, front aspect double glazed window and door to: -
<u>ENTRANCE HALLWAY:</u>	Access to loft, radiator, wood flooring and doors to all rooms.
<u>BEDROOM ONE:</u>	Coved ceiling, fitted wardrobes, fitted dressing table and overhead storage, radiator, newly fitted carpet and front aspect double glazed window.
<u>BEDROOM TWO:</u>	Coved ceiling, fitted wardrobes, radiator, newly fitted carpet, front aspect double glazed window and door to: -
<u>EN-SUITE SHOWER ROOM:</u>	Comprising separate shower cubicle with power shower, vanity enclosed wash hand basin, low level WC, fully tiled walls and wood flooring.
<u>LIVING ROOM:</u>	Coved ceiling, radiators, side aspect double glazed window, wood flooring and rear aspect double glazed French doors to garden.
<u>KITCHEN/DINING ROOM:</u>	Comprising eye and base level units with rolled edged work surfaces, one and a half bowl sink unit with mixer tap, fitted double oven, hob and extractor over, fitted microwave, fitted dishwasher, fridge/freezer, part tiled walls, coved ceiling, radiators, wood flooring side and rear aspect double glazed windows and door to: -
<u>UTILITY ROOM:</u>	Comprising eye and base level unit with rolled edge work surface, single sink with mixer tap, space for appliances, two ring induction hob, wood flooring, side aspect double glazed window and front and rear aspect double glazed windows.
<u>BEDROOM THREE:</u>	Built in wardrobes, radiator, fitted carpet, coved ceiling and rear aspect double glazed window.
<u>LUXURY FAMILY BATHROOM:</u>	White three piece suite comprising panel enclosed P-shaped bath with shower over, low level WC, vanity enclosed wash hand basin, fully tiled walls, heated towel rail, wood flooring and side aspect double glazed window.

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 40ft x 40ft. Timber decking area, lawn area, shrub and tree borders, external lighting, external tap and enclosed by panel fencing.
<u>PARKING:</u>	Off street parking for up to two vehicles.
<u>COUNCIL TAX BAND:</u>	E – 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

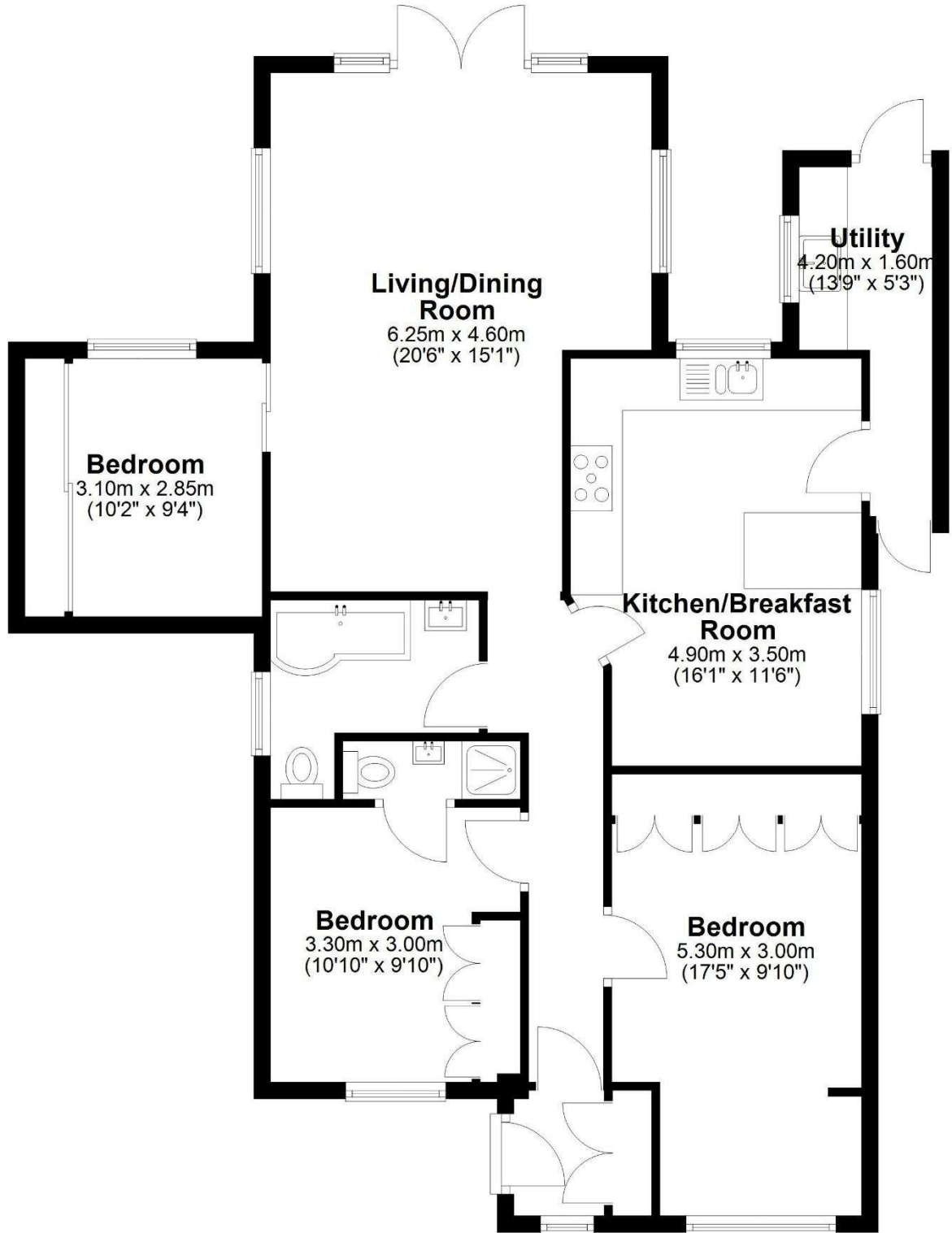


Park Road, Egham, Surrey, TW20 9BJ

FLOORPLAN

Ground Floor

Approx. 98.6 sq. metres (1061.8 sq. feet)



Total area: approx. 98.6 sq. metres (1061.8 sq. feet)

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

Park Road, Egham, Surrey, TW20 9BJ

EPC

11 Park Road EGHAM TW20 9BJ		Energy rating D
Valid until 24 June 2035	Certificate number 2200-4151-0022-2523-3653	

Property type	Detached bungalow
Total floor area	94 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 C.
[See how to improve this property’s energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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