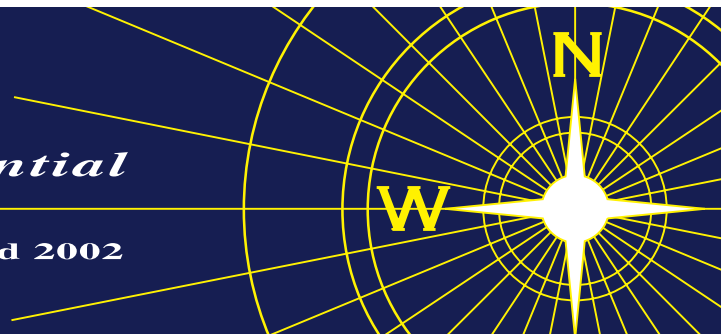




Denham Road, Egham, Surrey, TW20 9DF

£650,000 F/H



A truly stunning three bedroom Edwardian home, which has been extensively refurbished to an exceptional standard. This extended property offers large lounge, family room, huge kitchen/diner, utility room, two bathrooms (one en-suite), feature fireplaces and two car drive. Externally, there is a secluded 72ft (21.95m) landscaped garden with large patio. Parking for up to two car via dropped kerb. Egham mainline station, High Street and schools are close by. No chain.

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<u>CANOPY PORCH:</u>	Courtesy light under. Front door to:
<u>ENTRANCE HALLWAY:</u>	Radiator, dado rail, understairs cupboard, stairs to first floor.
<u>LOUNGE:</u>	Radiator, coved cornice ceiling, feature fireplace. Double glazed bay window to front.
<u>FAMILY ROOM:</u>	Radiator, dado rail, feature fireplace. Opening into: -
<u>DINING AREA:</u>	Radiator, feature fireplace, Oak effect flooring. Dual aspect double glazed windows to front and side. Open plan into: -
<u>KITCHEN:</u>	Extensive range of shaker style base and eye level units, marble worktops, Oak effect flooring, woodblock breakfast bar, integrated dishwasher and fridge/freezer, larder unit, electric hob with extractor over, built in electric double oven, soft close doors and drawers, ceiling skylight. One and a half bowl sink unit with nickel effect mixer tap. Double glazed French doors to rear.
<u>UTILITY ROOM:</u>	Storage cupboards, space for washing machine and tumble dryer, Oak effect flooring. Double glazed window to side.
<u>BEDROOM ONE:</u>	Radiator, Oak effect flooring. Double glazed window to side. Double glazed French doors into rear garden.
<u>EN-SUITE:</u>	White suite comprising low level WC, wash hand basin set into vanity unit, tiled shower cubicle housing chrome mixer/shower, Oak effect flooring, chrome ladder radiator, extractor fan.
<u>LANDING:</u>	Hatch to loft space, storage cupboard.
<u>BEDROOM TWO:</u>	Radiator, coved cornice ceiling, built in wardrobes. Three double glazed windows to front.
<u>N.B</u>	This bedroom could easily be divided into two.
<u>BEDROOM THREE:</u>	Radiator, coved cornice ceiling, built in wardrobe, feature fireplace. Double glazed window to rear.
<u>BATHROOM:</u>	Victoriana style white suite comprising low level WC, wash hand basin set onto chrome frame, panel bath with chrome telephone style mixer tap, part tiled walls, ceramic tiled flooring, feature fireplace, chrome towel rail. Double glazed window to rear.

OUTSIDE

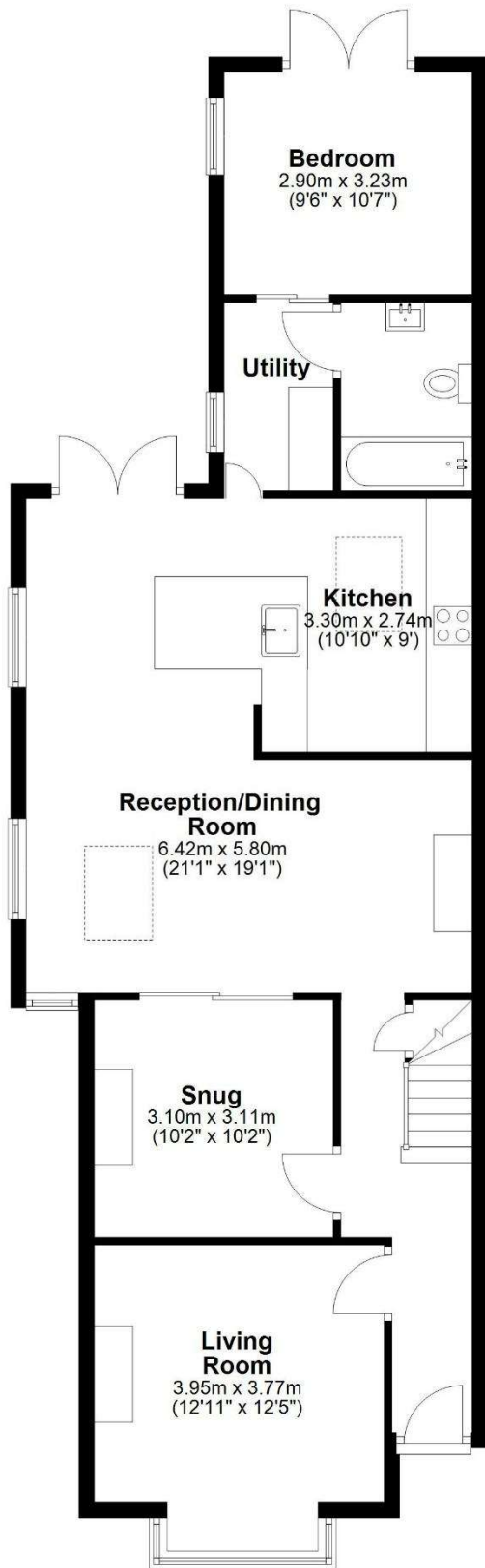
<u>REAR GARDEN:</u>	72ft x 25ft (21.91m x 7.62m). Outside tap, large stone patio, lawn, various shrubs, apple tree, side access gate.
<u>FRONT GARDEN:</u>	Inset shrubs, quarry tiled path. Dwarf brick wall to front with railing.
<u>DRIVEWAY:</u>	Private drive with parking space for two vehicles.
<u>COUNCIL 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



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Ground Floor FLOORPLAN

Approx. 87.5 sq. metres (941.6 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



Total area: approx. 128.0 sq. metres (1377.7 sq. feet)

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

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EPC

59 Denham Road
EGHAM
TW20 9DF

Energy rating

C

Valid until

27 February 2035

Certificate number

2546-3047-7202-1535-2204

Property type	Semi-detached house
Total floor area	129 square metres

Rules on letting this property

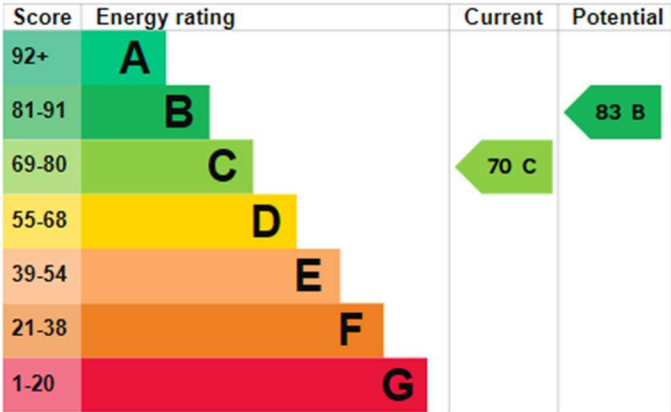
Properties can be let if they have an energy rating from A to E.

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](#).



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