

4 Bed Detached In Queens Road , Egham, TW20 9RS

£690,000





SHORT DESCRIPTION

Property Ref: 16775 Finding a family home is about more than bedrooms and square footage. It is about the morning school run, the walk to the station, weekend coffees on the High Street, children playing safely in the garden and having enough space for life to grow. This property brings all of this together: a detached four-bedroom home in a superb Egham location, with a large rear garden, driveway parking, no onward chain and future potential to extend subject to planning permission. Description Set in a highly sought-after central Egham location, this detached four-bedroom family home offers the space, practicality and future potential that many young families are looking for. The property is offered to the market with no onward chain, making it an attractive option for buyers who want a smoother and more straightforward move. The home benefits from a generous layout, driveway parking and a large rear garden, creating an excellent setting for family life, entertaining and children's outdoor play. For families balancing work, school and lifestyle, the location is a major advantage. Queens Road is a residential road within easy reach of Egham station, Egham High Street, supermarkets, cafés, local amenities and transport links. Egham station provides rail connections on the Reading to London Waterloo line, while Royal Holloway describes Egham as having strong transport links, with central London accessible by train. The large rear garden gives the home a real family feel, with space for children, summer entertaining, gardening or future lifestyle improvements. There is also clear scope to extend, subject to the usual planning permissions, allowing the next owner to grow the home around their needs over time. This is a home that combines location, practicality and long-term potential: a detached house, a central position, off-street parking, a large garden and no onward chain. Early viewing is highly recommended. Property Type: Detached Full selling price: £690000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: E EPC rating: C Measurement: 1326 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Gas Chain Sale or Chain Free: NA Possession of the property: Self-occupied -----

4

Bed Room(s)

2

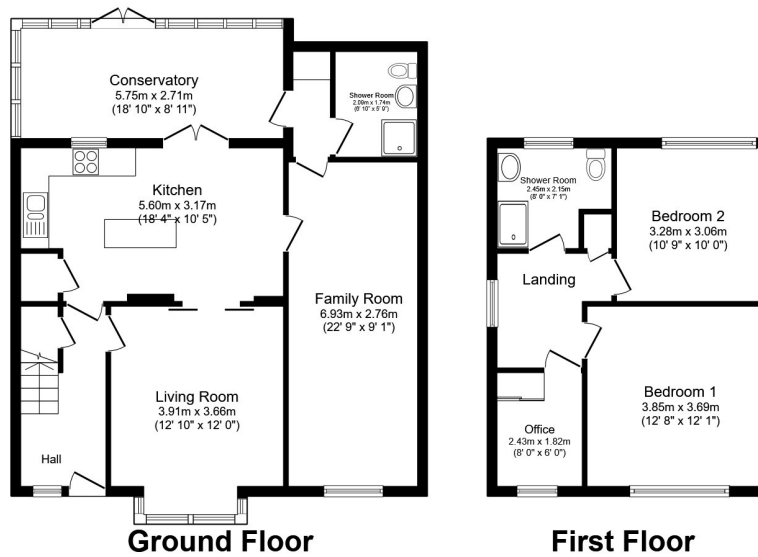
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 123.2 sq.m. (1,326 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	138 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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