

Absolute Homes



Hurst Lane, Egham, TW20

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guide £1,700,000 (Freehold)

DESCRIPTION

Residential and Business premises

Located in a quiet no through road in Egham is this unusual and rarely available opportunity for a detached 4 bedroom bungalow accessed via electronic gates leading onto a large driveway and access to the property with 4 bedrooms, 3 bathrooms, Lounge, fitted kitchen breakfast room and separate dining room covering 1,655 sq ft. There is a private 67ft rear garden and a double garage.

The grounds extend to approximately 1 acre and have 11 outbuilding units with an additional 5,342 sq ft of space with vehicle access to them. The grounds are secure and private with fence and shrub boundaries.

Egham High Street with its variety of local shops and trades, pubs and restaurants is within 1.9 miles along with Egham railway station serving London.

This is a truly unique opportunity and well worth a visit to appreciate the many possibilities this has to offer.

TENURE: Freehold
EPC: D
COUNCIL TAX: Band F (£2,902)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

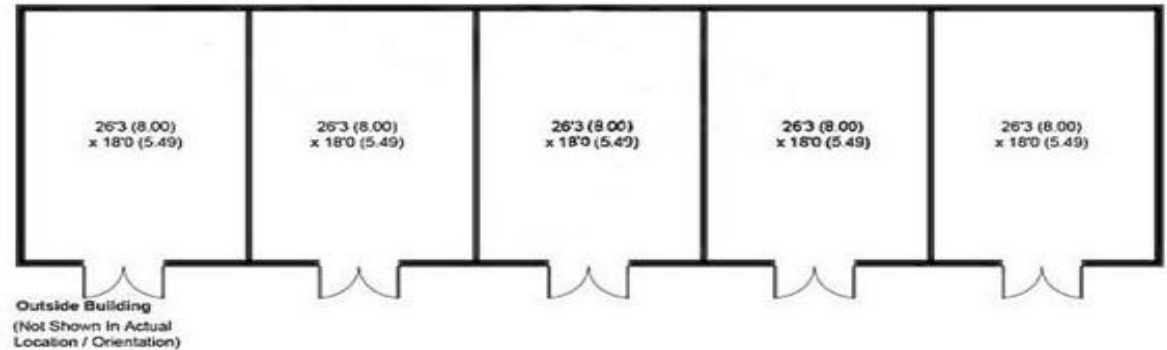
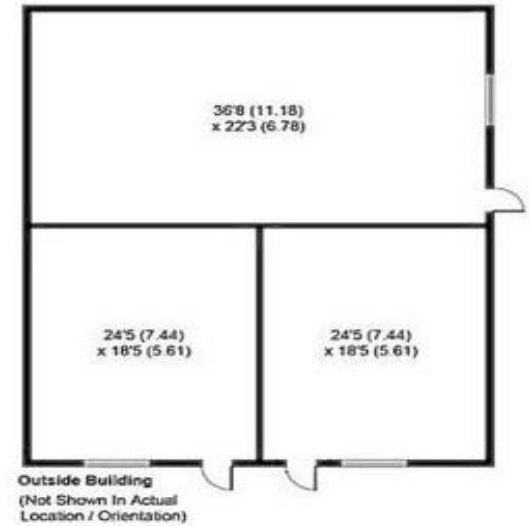
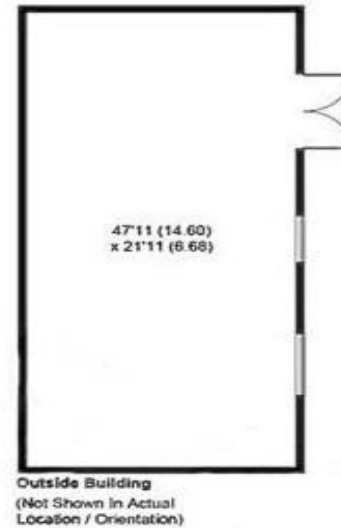
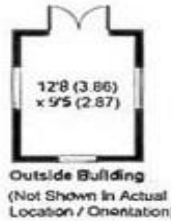








Approximate Gross Internal Area = 153.8 sq m / 1655 sq ft
 Outside Buildings = 496.3 sq m / 5342 sq ft
 Total = 650.1 sq m / 6997 sq ft
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.