



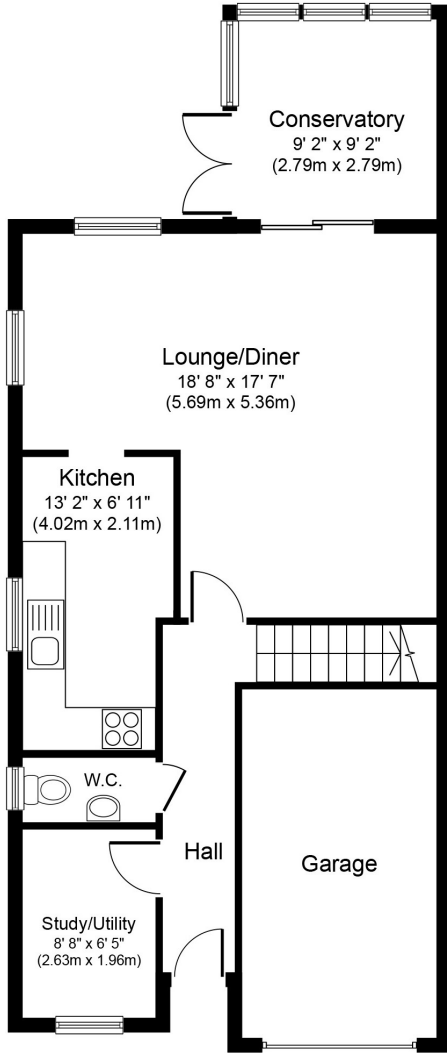
## **198a Thorpe Lea Road, Egham, Surrey, TW20 8HA**

WELL PRESENTED & SPACIOUS FOUR BEDROOM LINK-DETACHED PROPERTY SITUATED ALONG THIS SOUGHT AFTER ROAD IDEALLY LOCATED FOR EASY ACCESS TO BOTH STAINES & EGHAM TOWN CENTRES, LOCAL MOTORWAY NETWORKS, LOCAL SHOPS & SCHOOLS. The property is in good order throughout and benefits from a spacious kitchen, large L-shaped lounge/diner, study, conservatory, downstairs W.C, four well proportioned bedrooms (en-suite to Bedroom 1), further family bathroom, secluded rear garden, driveway and garage. Viewings Highly Recommended!

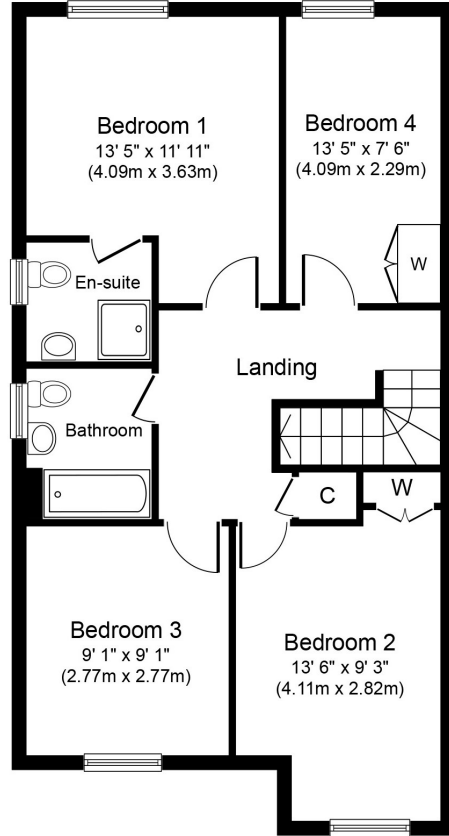
## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



**Ground Floor**  
Approximate Floor Area  
772 sq. ft.  
(71.7 sq. m.)



**First Floor**  
Approximate Floor Area  
663 sq. ft.  
(61.6 sq. m.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		73	83
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 