

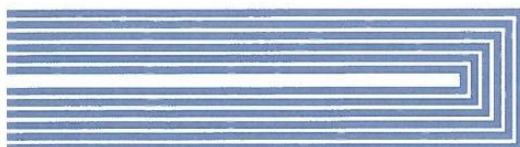


Derwent Road

, Egham, TW20 8JP

Rental £1,300 pcm

1 bedroom Semi Detached House available Now



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SL3 9BJ

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- * Unfurnished
- * Off Road Parking
- * Close to travel links
- * Council Tax - BAND C

- * EPC RATING - D
- * Electric Heating
- * Open Plan Living
- * Newly Redecorated

- * Available Immediately!
- * Unfurnished
- * Town centre location
- * CALL TO VIEW
- * Brand New Property!!

Situation

Welcoming to the market, a recently redecorated, well presented one bedroom semi-detached house perfect as a starter home located in a quiet residential cul-de-sac. Downstairs the accommodation comprises of a open plan kitchen and living area. Upstairs there is a good size double bedroom and bathroom. Additional benefits include parking and electric heating. Positioned within great proximity to Egham town, train station and M4/M25 motorways. Ready to move in immediately on an unfurnished basis! A MUST SEE! Viewings Highly Recommended! EPC D. Council Tax C

Accommodation

Bathroom

Three piece suite comprising of toilet, vanity basin and shower over bath facility. Tiles walls, vinyl flooring with front aspect window for ventilation.

Bedroom

3.86m (12'8") x 3.23m (10'8")

Brightly lit double bedroom with front aspect windows, Built in wardrobes, carpets, electric heater, power points.

Kitchen

Range of eye and base level units with complimentary worktops, stainless steel inset sink with single drainer, four ring hob, with oven below, under stairs cupboard, power points, ...

Lounge

6.05m (19'11") x 4.09m (13'6")

Open planned, newly decorated, carpets, storage heater, centre ceiling light, front aspect window, power points.

All measurements are approximate.

Further Information

The deposit required is £1,500

The landlord is willing to rent this home to Employed, Self Employed, Retired

Property Ref: inst-4991

Creation Date: 08/10/2025

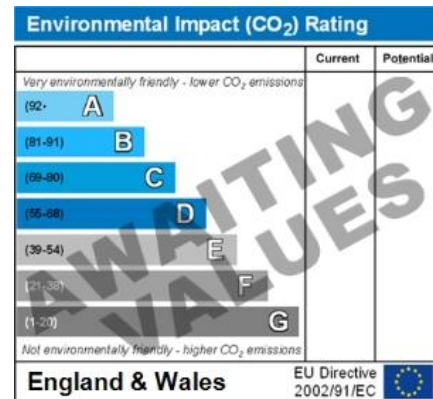
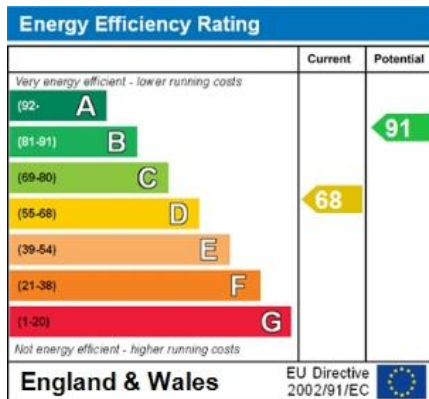
IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Horler & Associates Lettings Ltd , 2025. Horler & Associates Lettings Ltd Registered in England and Wales No. 5790723

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.