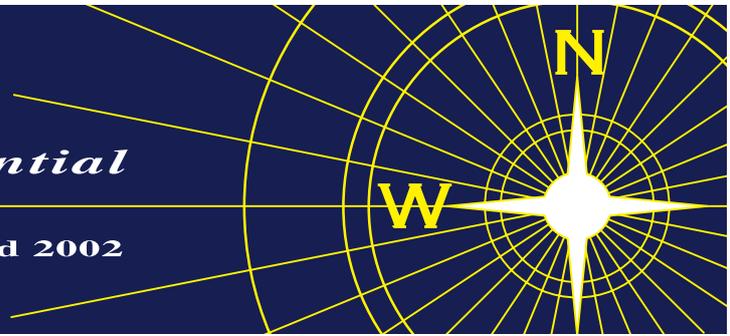


NEVIN & WELLS

Residential

Established 2002



Wavendene Avenue, Egham, TW20 8JZ

£475,000 F/H



A spacious three bedroom family home, positioned in a quiet avenue, offered for sale 'chain free'. Benefits include open plan lounge/ diner, modern shower room and kitchen, conservatory and wide landing. Externally, there is a two car driveway, single garage and 80ft (24.38m) secluded garden. Access to Orbit leisure centre, local schools and shops is also close at hand.

Wavendene Avenue Egham, Surrey, TW20 8JZ

- PORCH:** Double glazed frame. Composite front door into: -
- LOUNGE AREA:** Two radiators, stairs to first floor. Double glazed window to front. Open plan into: -
- DINING AREA:** Feature chimney breast, display plinth. Door into kitchen. Double glazed sliding patio door into: -
- CONSERVATORY:** Light, power, wall mounted Potterton gas boiler, polycarbonate roof. Double glazed French doors into rear garden.
- KITCHEN:** Range of base and eye level units, laminated worktops, tiled walls, space for cooker, concealed lighting, larder cupboard, extractor fan, serving hatch, under stairs cupboard housing meters. One and a half bowl stainless steel sink unit with chrome mixer tap. Double glazed window to rear. Composite door to side.
- LANDING:** Hatch to loft space, storage cupboard. Double glazed window to side.
- BEDROOM ONE:** Radiator. Double glazed window to rear.
- BEDROOM TWO:** Radiator. Double glazed window to front.
- BEDROOM THREE:** Radiator. Double glazed window to front.
- SHOWER ROOM:** White suite comprising low level WC, wash hand basin set into vanity unit, shower cubicle with glass screen housing electric mixer shower, radiator, part tiled walls, airing cupboard housing hot water cylinder, extractor fan. Double glazed window to rear.

OUTSIDE

- REAR GARDEN:** 80ft (24.38m). Concrete patio, lawn, outside tap, side access gate.
- GARAGE:** Single garage with light and power, via a shared drive.
- PARKING** Private parking to front.
- COUNCIL TAX BAND:** E - Runnymede Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

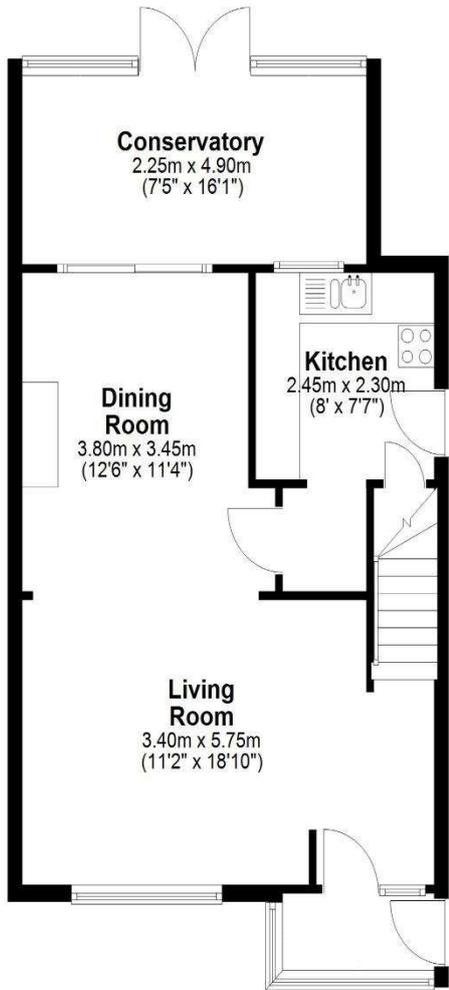


Wavendene Avenue Egham, Surrey, TW20 8JZ

FLOORPLAN

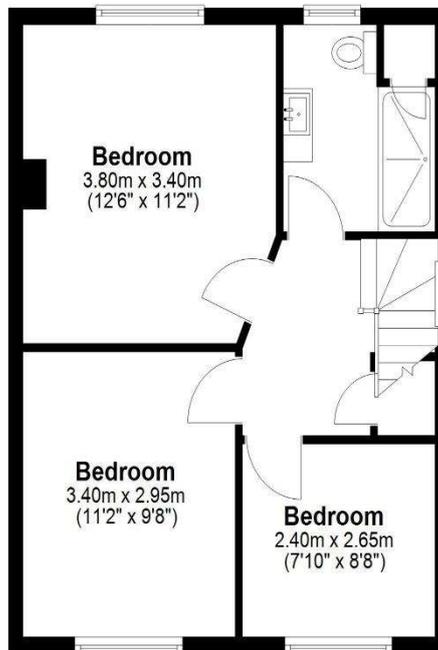
Ground Floor

Approx. 56.3 sq. metres (606.1 sq. feet)



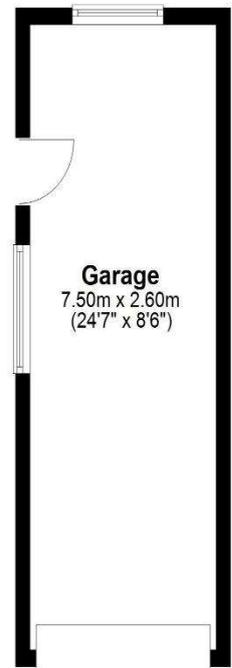
First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



Garage

Approx. 19.5 sq. metres (209.7 sq. feet)



Total area: approx. 117.9 sq. metres (1269.2 sq. feet)

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

Wavendene Avenue Egham, Surrey, TW20 8JZ

EPC

| | | |
|--|---|---------------------------|
| 97 Wavendene Avenue EGHAM TW20 8JZ | | Energy rating C |
| Valid until 17 February 2036 | Certificate number 0350-2228-6520-2296-4985 | |

Property type Semi-detached house

Total floor area 84 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 | 69 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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