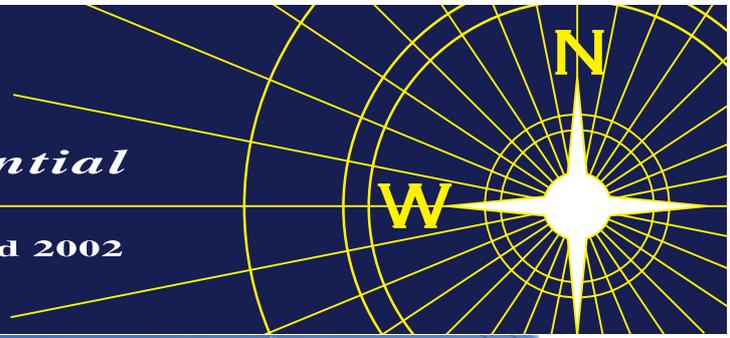


# NEVIN & WELLS

*Residential*

Established 2002



**Western Avenue, Thorpe, TW20 8QB**

**O.I.E.O £700,000 F/H**



**NO ONWARD CHAIN!** Situated at the end of a quiet cul de sac on a generous plot is this four/five bedroom detached chalet bungalow in the heart of Thorpe Village. The property currently offers versatile living with spacious lounge, separate fully fitted kitchen diner, ground floor shower room, four piece en-suite, large driveway, garage and approximately 150ft rear garden. There is a pending planning application with Runnymede Borough Council (ref- RU.24/1149). Both Egham and Virginia Water towns are within a five minute drive, both offering mainline stations, shops and restaurants.

**Western Avenue, Thorpe Village, Surrey, TW20 8QB**

Open porch with front door to:

**ENTRANCE  
HALLWAY:**

Wood effect flooring, cupboard housing mega flow system, radiator, doors to all rooms.

**BEDROOM THREE:**

Wood effect flooring, front aspect double glazed bay window, radiator.

**BEDROOM FOUR:**

Wood effect flooring, front aspect double glazed bay window, radiator.

**SHOWER ROOM**

Wood effect flooring, part tiled walls, low level WC, vanity wash hand basin, glass panel enclosed shower, chrome heated towel rail.

**BEDROOM  
FIVE/STUDY:**

Wood effect flooring, side aspect double glazed window, cupboard housing electric fuse board and boiler.

**LOUNGE**

Wood effect flooring, side aspect double glazed window, sliding patio doors onto garden, radiator.

**KITCHEN/DINER:**

Range of base and eye level high gloss white units with marble effect work tops, fitting five ring gas hob with extractor over, fitted sink and drainer unit with mixer tap over, fitted dishwasher and washing machine, fitted double oven, space for fridge/freezer. Side aspect double glazed window, double opening patio doors to garden. Stairs to first floor.

**BEDROOM ONE:**

Front aspect double glazed window, rear aspect Velux window, carpet floor, radiator, eaves storage and door to en-suite.

**EN-SUITE**

Wood effect vinyl flooring, four piece white bathroom suite including panel enclosed bath, low level WC, wall hang wash hand basin with storage under, glass enclosed shower cubicle, tiled walls, chrome heated towel rail.

**BEDROOM TWO:**

Rear aspect double glazed window, carpet floor, radiator.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 150ft.** Patio area, raised timber decking area, laid to lawn, fully fence enclosed, side access gate, rear door to garage.

**GARAGE:**

Up and over door, light and power.

**FRONT:**

Block paved driveway and stoned area for up to five vehicles

**COUNCIL TAX BAND:**

E - Runnymede Borough Council

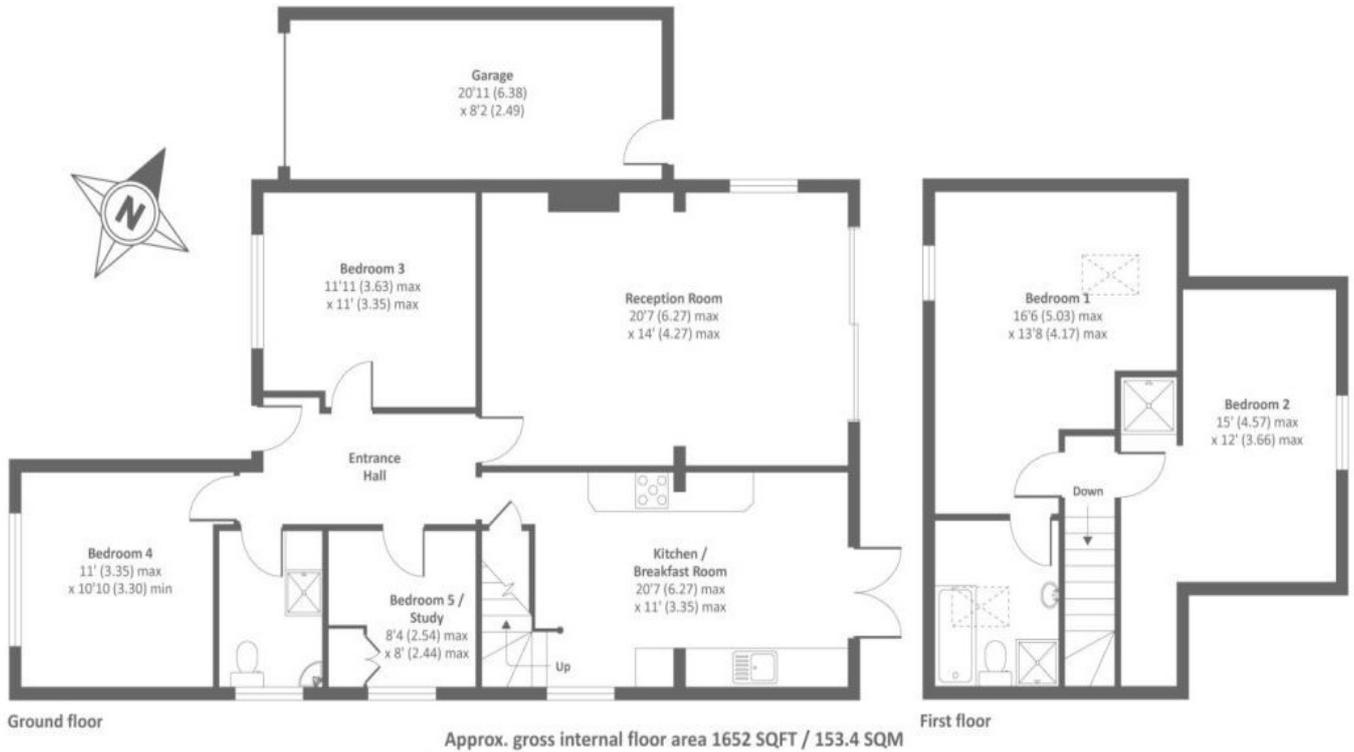
**VIEWINGS:**

**By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**



**Western Avenue, Thorpe Village, Surrey, TW20 8QB**

**FLOORPLAN**



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

## Western Avenue, Thorpe Village, Surrey, TW20 8QB

### EPC

28, Western Avenue EGHAM TW20 8QB		Energy rating <b>E</b>
Valid until <b>18 August 2025</b>	Certificate number <b>0584-2858-6489-9995-4685</b>	

Property type	Detached bungalow
Total floor area	133 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 E. 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		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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