

NEVIN & WELLS

Residential

Established 2002



Warwick Avenue, Egham, Surrey, TW20 8LT

£485,000 F/H



A stunning three bedroom terrace property which has been extended and refurbished to a high specification by the current owner, located in a popular residential road between Egham and Thorpe Village. The property features open plan lounge/kitchen with fully fitted appliances and bi-folding doors, two en-suites, first floor family bathroom and enclosed private rear garden and detached out building which is ideal for teenage living. Further benefits include parking to front and rear, gas central heating, EV ready point to front and local shops and schools within a short drive.

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Stoned front garden allowing parking for one vehicle and walkway to:

Front door to:

**ENTRANCE
HALLWAY:**

Door to lounge, stairs to first floor.

**OPEN PLAN
LOUNGE/KITCHEN/
DINER:**

Lounge- Grey engineered wood flooring, UPVC front aspect box bay window, low level radiator, media cupboard housing data system and fuse box., separate airing cupboard.

Kitchen/Diner Grey engineered wood flooring, Navy shaker style kitchen with a range of base and eye level units with white granite work tops, fitted fridge/freezer, double oven and electric hob with extractor over, centre island with fitted dishwasher, washing machine and wine cooler. Sunken one and a half sink with mixer tap. Bi-folding doors onto garden.

FIRST FLOOR:

BEDROOM TWO:

Carpet floor, rear aspect UPVC window, radiator.

EN-SUITE:

Tiled floor and part tiled walls, low level WC, wall mounted vanity wash hand basin with LED mirror over, enclosed shower with glass sliding door, heated towel rail.

FAMILY BATHROOM:

Tiled floor and part tiled walls, low level WC, wall mounted vanity wash hand basin with LED mirror over, bathtub with shower over and glass screen.

BEDROOM THREE:

Carpet floor, radiator, UPVC front aspect bay window, fitted wardrobe.

SECOND FLOOR:

BEDROOM ONE:

Carpet floor, radiator, front aspect Velux window, rear aspect UPVC window.

EN-SUITE:

Tiled floor and part tiled walls, low level WC, wall mounted vanity wash hand basin with LED mirror over, glass enclosed shower, heated towel rail, rear aspect UPVC window.

OUTSIDE

REAR GARDEN:

Approximately 70ft. Raised patio, sunken laid to lawn area, pathway to garden room.

GARDEN ROOM:

Self contained studio consisting of kitchenette, shower room and lounge/bedroom area.

REAR:

Accessible via shared right of way, parking for one vehicle.

COUNCIL TAX BAND:

C - Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk

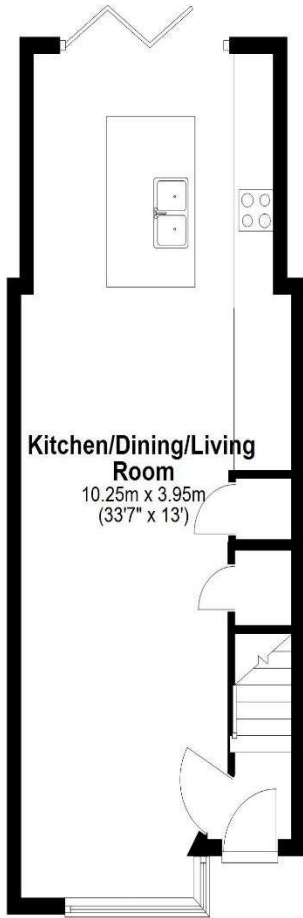


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FLOORPLAN

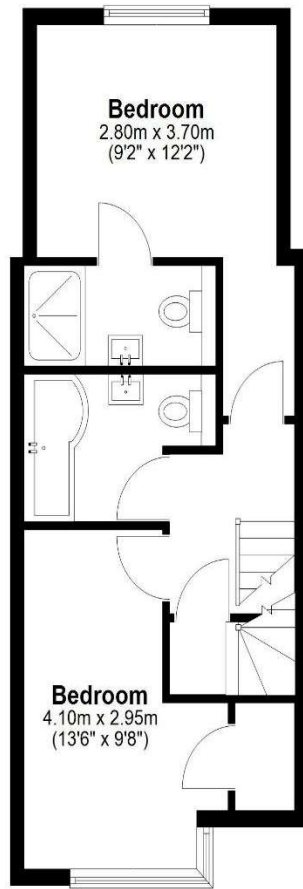
Ground Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



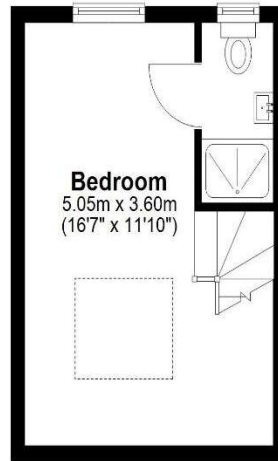
First Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



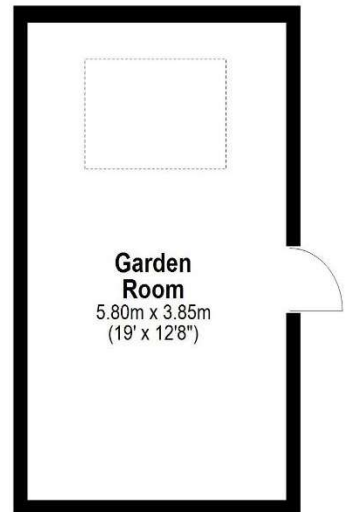
Second Floor

Approx. 18.5 sq. metres (198.8 sq. feet)



Garden Room

Approx. 22.3 sq. metres (240.4 sq. feet)



Total area: approx. 117.0 sq. metres (1259.6 sq. feet)

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

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EPC

10 Warwick Avenue EGHAM TW20 8LT		Energy rating C
Valid until 31 March 2036	Certificate number 9436-7727-3600-0619-0272	

Property type	Mid-terrace house
Total floor area	94 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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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