

# NEVIN & WELLS

*Residential*

Established 2002



**Spring Avenue, Egham, TW20 9PJ**

**O.I.E.O £650,000 F/H**



A beautifully presented 1950's semi detached four bedroom extended family home, located in a quiet popular residential road within a ten minute walk of Egham mainline station and recently regenerated High Street. This property hosts three receptions, modern fully fitted kitchen, separate utility, integral garage, first floor four piece family bathroom, en-suite shower room and approx. 60ft (18.29m) South Easterly facing rear garden with timber built office/garden room.

169/170 High Street, Egham, Surrey, TW20 9EJ  
Tel. 01784 437 437 Fax. 01784 436 456  
[www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



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Composite front door into:

**ENTRANCE HALLWAY:** Oak effect engineered flooring, under stairs storage cupboard, stairs to first floor and door to: -

**DINING ROOM:** Carpet flooring, UPVC front aspect double glazed window, radiator and door into:

**LOUNGE:** Fitted cupboards, carpet floor, radiator, double glazed rear aspect window and patio doors to garden, door to: -

**KITCHEN:** Oak effect engineered flooring, cream shaker style kitchen with range of base and eye level units with under counter and plinth lighting, fitted fridge/freezer, fitted double oven and electric hob with extractor over, ceramic sunken wash bowl with mixer tap over, open plan into dining area with skylight, rear aspect double glazed windows and stable door to garden and door to:

**UTILITY ROOM:** Door to garden, Oak effect engineered flooring, range of base and eye level cream units, stainless steel sink and drainer unit with mixer tap over, space for washing machine and tumble dryer, skylight and door into integral garage.

**FIRST FLOOR LANDING:** Side aspect UPVC double glazed window, doors to all rooms, airing cupboard.

**BATHROOM:** UPVC frosted double glazed rear aspect window, four piece bathroom suite, tiled floor, part tiled walls, fitted shower unit, low level WC, pedestal wash hand basin, bath, fitted towel rail.

**BEDROOM TWO:** Rear aspect double glazed window, carpet floor, radiator.

**BEDROOM THREE:** Front aspect double glazed window, carpet floor, radiator.

**BEDROOM FOUR/STUDY:** Carpet floor, front aspect double glazed window, radiator, fitted storage cupboard.

**LOFT ROOM/BEDROOM ONE:** Fitted cupboards, front and rear aspect double glazed windows, carpet floor, radiator.

**EN-SUITE SHOWER ROOM:** Comprising glass panel enclosed shower, low level WC, pedestal wash hand basin, fitted towel rail, rear aspect UPVC frosted window.

**OUTSIDE**

**REAR GARDEN:** **Approx. 60ft (18.29m)** South Easterly facing, raised decking area, laid to lawn with range of shrubs, flower borders, side access and timber frame garden room/office

**FRONT DRIVEWAY:** Parking for two to three vehicles

**COUNCIL TAX BAND:** D - 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)

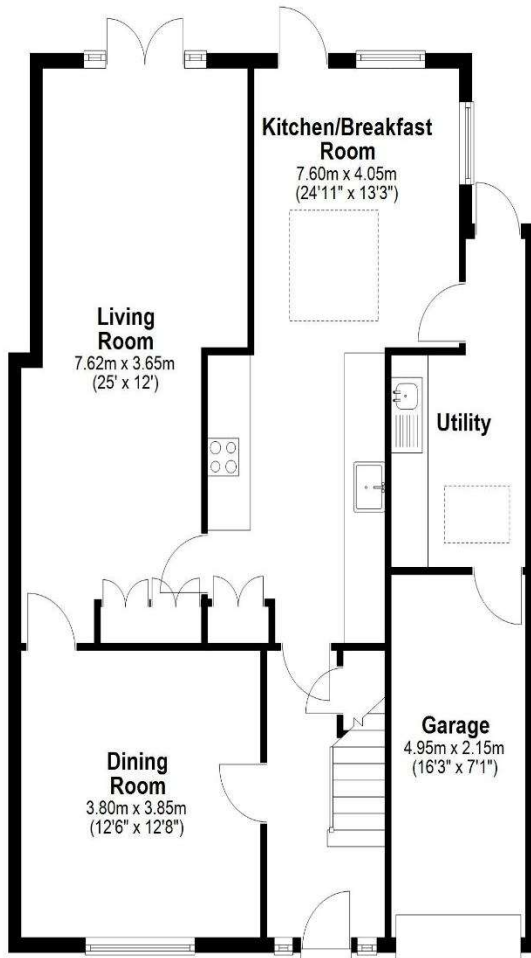


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**FLOORPLAN**

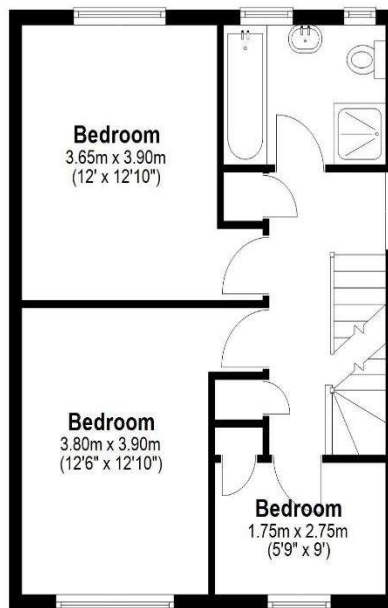
**Ground Floor**

Approx. 89.8 sq. metres (966.7 sq. feet)



**First Floor**

Approx. 44.2 sq. metres (475.9 sq. feet)



**Second Floor**

Approx. 25.6 sq. metres (275.4 sq. feet)



Total area: approx. 159.6 sq. metres (1718.0 sq. feet)

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

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EPC

17 Spring Avenue EGHAM TW20 9PJ		Energy rating <b>C</b>
Valid until <b>27 April 2036</b>	Certificate number <b>7100-6786-0722-2624-3463</b>	

Property type	Semi-detached house
Total floor area	142 square metres

### Rules on letting this property

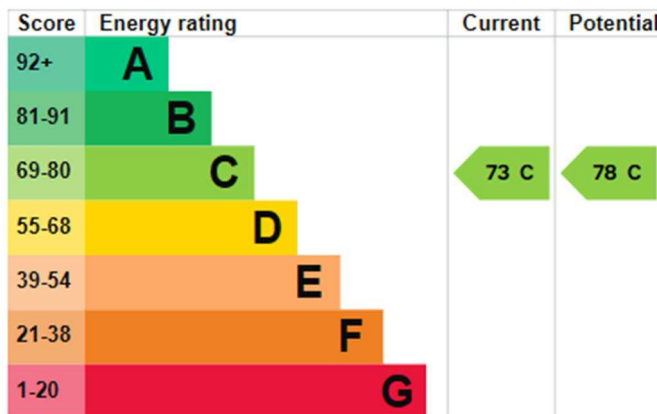
Properties can be let if they have an energy rating from A to E.

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](#).



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