

NEVIN & WELLS

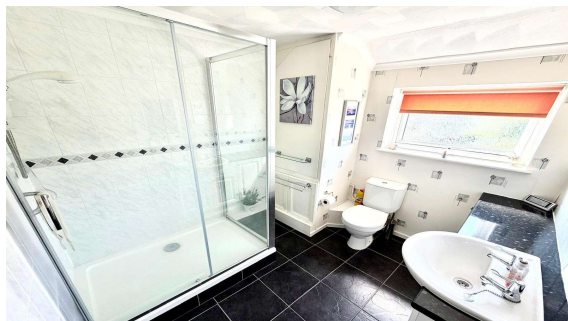
Residential

Established 2002



Wavendene Avenue, Egham, TW20 8JY

£450,000 F/H



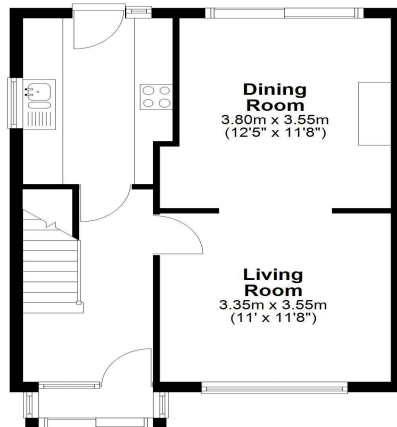
A spacious three bedroom family home, positioned in a quiet avenue, offered for sale 'chain free'. Benefits include open plan lounge/diner, modern shower room and kitchen, conservatory and wide landing. Externally, there is a two car driveway, single garage and private South facing rear garden. Access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

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FLOOR PLAN

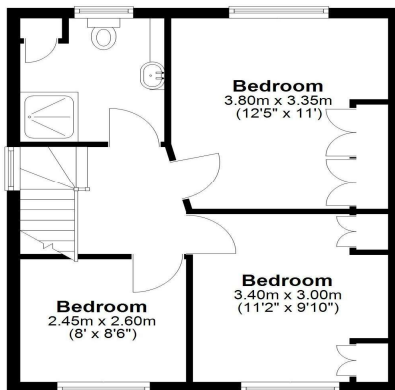
Ground Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



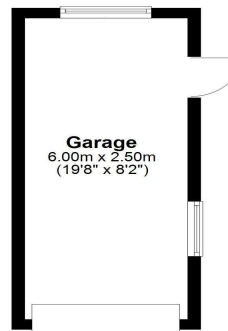
First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



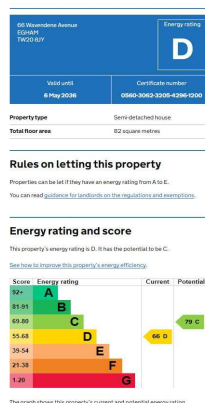
Garage

Approx. 15.0 sq. metres (161.5 sq. feet)



Total area: approx. 98.3 sq. metres (1058.3 sq. feet)

EPC



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**



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