



Offering five double bedrooms by the way of a ground floor annexe is this detached home, with versatile accommodation and huge potential, situated in a quiet residential road. The property has gas central heating, double glazing, two bathrooms, ample parking and a garage, as well as an 84ft rear garden. Located between Staines and Egham, giving easy access to all motorways, mainline stations and local schools and leisure facilities.

South Avenue, Egham, Surrey, TW20 8HQ

Open porch with light and door to:

ENTRANCE HALL: Stairs to first floor with cupboard below, window to front, radiator and door to:

LOUNGE: 3.80m x 3.65m (12'5 x 12') Window to front, radiator, with walkway to:

DINING ROOM: 2.75m x 2.45m (9' x 8'1) With radiator and double aspect windows to rear.

KITCHEN: 3.10m x 2.75m (10'2 x 9') Eye and base level units with rolled edge work surfaces, two and half bowl sink unit, space for appliances. Double glazed door and window to rear.

ANNEXE:

BEDROOM: 2.95m x 2.70m (9'8 x 8'10) Double glazed window to front, radiator and doorway to inner hallway.

SHOWER ROOM: Pedestal wash hand basin, low level W.C, fully enclosed and tiled shower cubicle.

KITCHEN: 2.75m x 2.70m (9' x 8'10) Eye and base level units with rolled edge work surfaces, space for appliances, window and door to rear garden.

LANDING: Hatch to loft space with pull down ladder and light. Cupboard and doors to:

BEDROOM ONE: 5.25m x 3.10m (17'3 x 10'2) Double aspect windows to front, built-in wardrobes and radiators.

BEDROOM TWO: 4.40m x 2.70m (14'5 x 8'10) Double glazed window to rear and radiator.

BEDROOM THREE: 3.65m x 2.75m (12' x 9') Double glazed window to rear and radiator.

BEDROOM FOUR: 3.80m x 3.65m (12'6 x 12') Double glazed window to front, radiator and built-in airing cupboard.

BATHROOM: Panel enclosed bath, pedestal wash hand basin, low level W.C and double glazed window to rear.

OUTSIDE

GARDEN: 86ft x 38ft. Mainly laid to lawn, enclosed by fencing with side access gate, timber storage shed, and further side timber shed with light and power.

SINGLE GARAGE: Situated to the rear of the property with metal up and over door, approached via Park Avenue.

PARKING: Situated at front of the property with space for three vehicles.

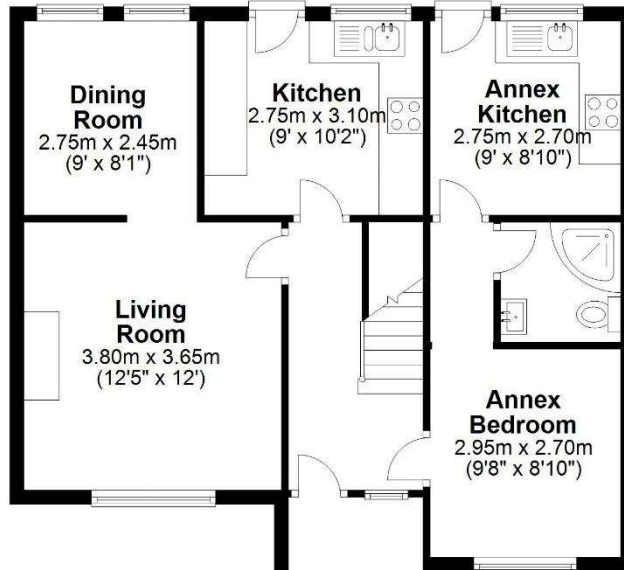
VIEWINGS: By appointment with Nevin & Wells Residential 01784 437437 or email info@nevinandwells.co.uk. For more pictures, visit our website www.nevinandwells.co.uk

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FLOORPLAN

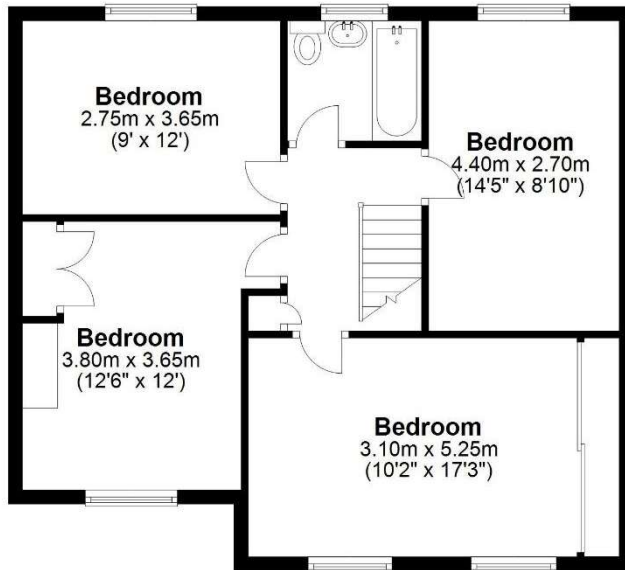
Ground Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



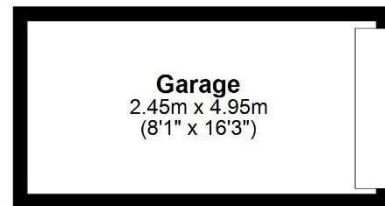
First Floor

Approx. 61.2 sq. metres (658.5 sq. feet)



Garage

Approx. 12.1 sq. metres (130.6 sq. feet)



Total area: approx. 132.1 sq. metres (1421.7 sq. feet)

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

South Avenue, Egham, Surrey, TW20 8HQ

EPC

68 SOUTH AVENUE EGHAM TW20 8HQ		Energy rating C
Valid until 27 October 2030	Certificate number 0310-3120-0009-0528-6222	

Property type Detached house

Total floor area 118 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.