



Ashleigh Avenue, Egham, Surrey, TW20 8LA £475,000 Freehold



Refurbished to a high standard, a three-bedroom semi-detached home offering NO ONWARD CHAIN. Benefits include stunning grey kitchen, spacious lounge/diner, luxury four piece bathroom, electric radiator heating, full double glazing, newly fitted carpets and new electrics. Externally, there is a 50ft (9.14m) garden and shared drive to side with two car parking. Access to local park and shop is close at hand and the new Magna Square town centre complex is within a mile away.

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- CANOPY PORCH:** Double glazed front door under, leading into:
- ENTRANCE HALL:** 3.43m x 2.04m (11'4 x 6'8) Under stair cupboard, electric radiator, stairs to first floor. Door into:
- LOUNGE/DINING ROOM:** 5.68m x 3.76m (18'8 x 12'4) Electric radiator, storage cupboard with plumbing for washing machine, space for dining table. Double glazed window and French doors to rear. Archway into:
- KITCHEN:** 3.52m x 3.41m (11'6 x 11'2) Extensive range of grey base and eye level units with soft close doors and drawers, ceramic tile floor, integrated fridge/freezer, built in electric double oven, space for cooking range, integrated dishwasher, tiled splash back, overhead extractor hood, carousel unit, stone worktops, Butler sink with chrome mixer tap, bin unit. Double glazed window to front.
- LANDING:** 7.55m x 2.75m (8'8 x 7'6) Hatch to loft space with folding ladder. Doors into all bedrooms.
- BEDROOM ONE:** 3.79m x 3.39m (12'6 x 11'2) Electric radiator, newly fitted carpet. Double glazed window to rear.
- BEDROOM TWO:** 3.38m x 2.99m (11'2 x 9'10) Electric radiator, newly fitted carpet. Double glazed window to front.
- BEDROOM THREE:** 2.65m x 2.44m (8'8 x 8') Electric radiator, newly fitted carpet. Double glazed window to front.
- BATHROOM:** 2.33m x 2.18m (7'8 x 7'2) Luxury white suite comprising low level W.C, pedestal wash hand basin, claw foot bath with central mixer tap, glass shower cubicle housing chrome mixer shower, part tiled walls, Oak effect flooring, extractor fan. Frosted double glazed window to rear.

OUTSIDE

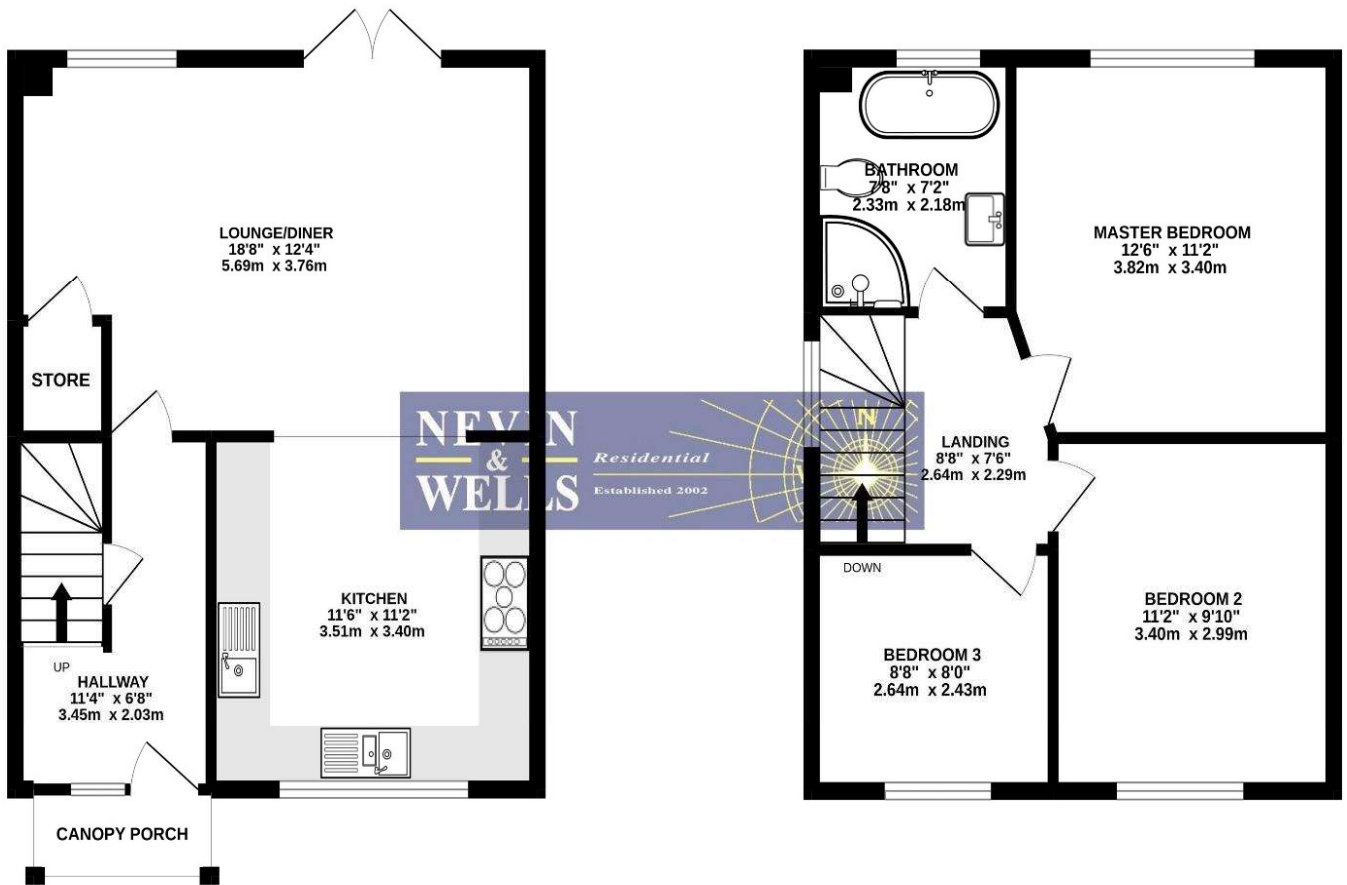
- REAR GARDEN:** 9.14m (30ft) Patio, lawn area, outside tap, side access, timber panel fencing to all boundaries.
- FRONT GARDEN:** 6.10m (20ft) Lawn area, adjacent to shared drive.
- DRIVEWAY:** Space to park two cars.
- VIEWINGS:** By appointment with Nevin & Wells Residential 01784 437437.
For more pictures, visit our website www.nevinandwells.co.uk

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FLOORPLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AWAITING EPC