

An extended semi-detached property with huge potential to extend up and around, under permitted development. The property has two double bedrooms, modern fitted kitchen and bathroom, as well as a detached garage and conservatory. Situated in a quiet Crescent close to local shops and schools. Also conveniently located for access to M25, M3/M4. **Must be viewed !**

Ashleigh Avenue, Egham, Surrey, TW20 8LA

FLOOR PLAN



GROSS INTERNAL FLOOR AREA 905 SQ FT



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

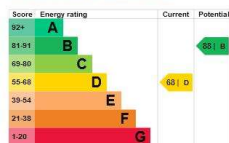
EPC

48, Ashleigh Avenue Egham TW20 8LA	Energy rating D
Valid until 30 February 2023	Certificate number 8502-7622-0730-7578-4902

Property type: Semi-detached bungalow
Total floor area: 67 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 D. It has the potential to be B.
[See how to improve this property's energy performance.](#)



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

COUNCIL TAX BAND:

D - Runnymede Borough Council