

A rarely available three double bedroom semi-detached residence located in a popular residential road close to local shops, schools and playing fields. The well-proportioned accommodation comprises a large entrance hallway, ground floor wet room, kitchen, 24ft lounge/dining room, first floor family bathroom, a 100ft rear garden and a detached garage. Further benefits include, gas central heating throughout, double glazing.

NO ONWARD CHAIN.

Wavendene Avenue, Egham, Surrey, TW20 8JZ

Covered entrance porch veranda with composite double glazed door to:

**ENTRANCE
HALLWAY:**

Stairs to first floor, radiator, fold down side table, under stair storage cupboard, side aspect opaque double glazed window, fitted carpet and doors to:

**GROUND FLOOR
WET ROOM:**

Comprising walk in shower with power shower, pedestal wash hand basin, low level W.C, radiator, extractor fan, fully tiled walls, tiled flooring and side aspect opaque double glazed window.

**LOUNGE/
DINING ROOM:**

LOUNGE: 3.54m x 3.47m (11'7 x 11'5)

DINING ROOM: 3.80m x 3.54m (12'5 x 11'7)

Radiators, fitted carpet, front aspect double glazed window and rear aspect double glazed door and window.

KITCHEN:

2.84m x 2.35m (9'4 x 7'8) Comprising eye and base level units with square edge work surfaces, space for appliances, stainless steel drainer unit with mixer tap, under stair storage cupboard, part tiled walls, vinyl flooring and side aspect door.

**FIRST FLOOR
LANDING:**

Stairs to first floor, side aspect opaque double glazed window, fitted carpet and doors to all rooms.

BATHROOM:

2.49m x 2.13m (8'2 x 7'0) Victoriana white suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome taps and chrome mixer shower over, fitted glass shower screen, fully tiled walls, chrome radiator, extractor fan. Frosted double glazed window to rear.

BEDROOM ONE:

4.58m x 2.40m (15'0 x 7'11) Radiator, fitted carpet and front aspect double glazed window.

BEDROOM TWO:

3.75m x 3.54m (12'4 x 11'7) Radiator, fitted carpet and front aspect double glazed window.

BEDROOM THREE:

3.95m x 2.15m (12'11 x 7'1) Radiator, storage cupboard. Double glazed window to rear.

**LUXURY FAMILY
BATHROOM:**

White three piece suite comprising panel enclosed bath with power shower over, vanity enclosed wash hand basin, low level W.C, heated towel rail, extractor fan, part tiled walls, tile effect vinyl flooring and rear aspect opaque double glazed window.

OUTSIDE

REAR GARDEN:

Approximately 100ft. Lawn area, patio area, greenhouse, well established flower, shrub and tree borders and gate to:

**DETACHED
GARAGE:**

With up and over door.

FRONT GARDEN:

Comprising well established flower, shrub and tree borders, lawn area and pathway to main entrance.

VIEWINGS:

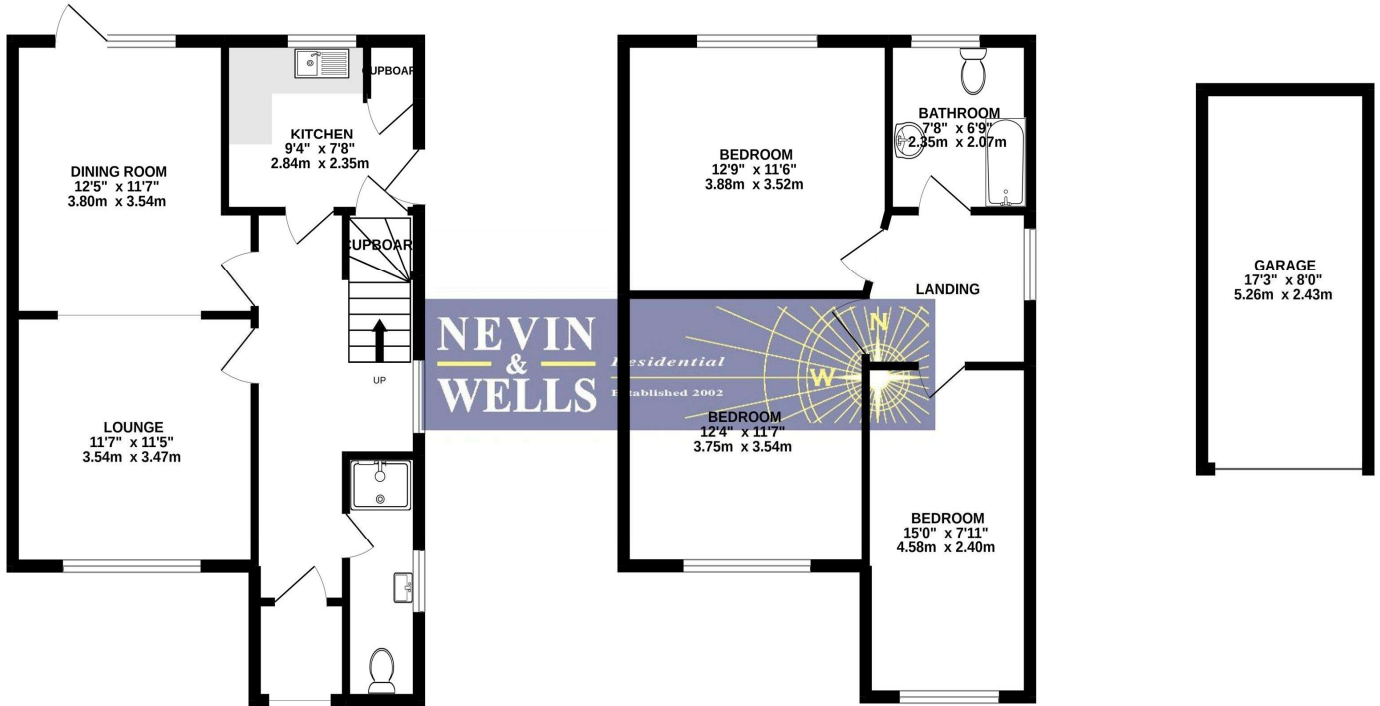
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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

Wavendene Avenue, Staines upon Thames, Middlesex, TW18 3DE

EPC

Energy performance certificate (EPC)		
89 Wavendene Avenue EGHAM TW20 8JZ	Energy rating C	Valid until: 18 April 2032 Certificate number: 9817-3015-2204-7662-5200

Property type	Semi-detached house
Total floor area	95 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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.](#)

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.



For properties in England and Wales:

the average energy rating is D
the average energy score is 60