



Warwick Avenue, Egham, Surrey, TW20 8LW £450,000 Freehold



A very well presented, three bedroom extended end terrace property located in a popular residential no through road. Benefits include entrance hallway, lounge, fitted kitchen, dining room, family bathroom, a beautifully landscaped private 100ft rear garden and off street parking for two vehicles. Further benefits include recently installed double glazing throughout and gas central heating.

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Composite double glazed front door to:

**ENTRANCE
HALLWAY:**

Stairs to first floor, solid oak flooring, radiator and door to:

LIVING ROOM:

3.95m x 3.55m (21'11 x 11'8) Radiator, electric feature fireplace, front aspect double glazed window and bespoke shutter blinds.

FITTED KITCHEN:

3.20m x 2.95m (10'6 x 9'8) Coved ceiling, eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, fitted double oven, hob and extractor over, fitted fridge/freezer, fitted dishwasher, glass splashback, laminate wood effect flooring and door opening to:

DINING ROOM:

3.55m x 2.45m (11'8 x 8'0) Coved ceiling, radiator, laminate wood effect flooring, rear aspect double glazed window with bespoke shutter blinds and side aspect patio doors to patio area.

HALLWAY:

Under stair storage cupboard, laminate wood effect flooring and door to:

**FAMILY
BATHROOM:**

Comprising panel enclosed bath with power shower over with glass shower screen, pedestal wash hand basin, vanity enclosed wash hand basin.

**FIRST FLOOR
LANDING:**

Access to loft, fitted carpet, side aspect double glazed window and doors to all rooms.

BEDROOM ONE:

3.95m x 3.55m (12'11 x 11'8) Fitted wardrobes, radiator, over stair storage cupboard, front aspect double glazed bay window and bespoke shutter blinds.

BEDROOM TWO:

3.20m x 2.40m (10'6 x 7'10) Radiator, fitted carpet and rear aspect double glazed window with bespoke shutter blinds.

BEDROOM THREE:

2.20m x 2.00m (7'3 x 6'7) Radiator, fitted carpet and rear aspect double glazed window.

OUTSIDE

REAR GARDEN:

Approximately 100ft. Patio area, lawn area, decked area with raised flower beds, well established flower, shrub and tree borders, children's play area. Storage sheds with power and enclosed by panel fencing.

PARKING:

Block paved driveway providing off street parking for two vehicles and gated side access to rear.

**COUNCIL TAX
BAND:**

D - Runnymede Borough Council

VIEWINGS:

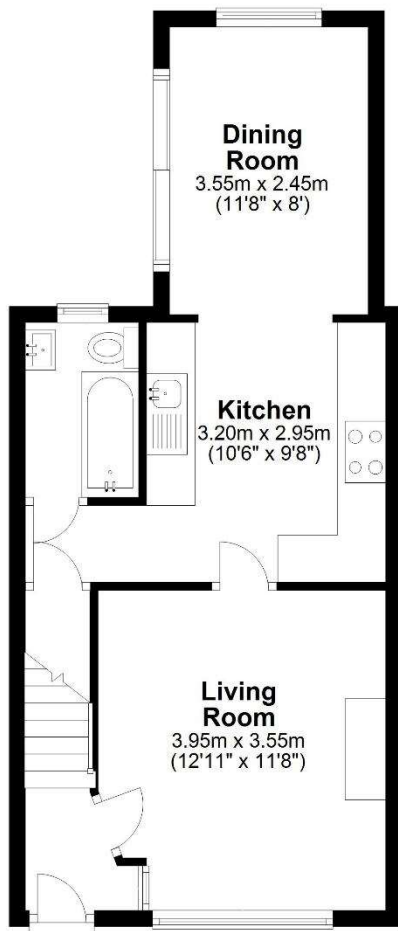
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOORPLAN

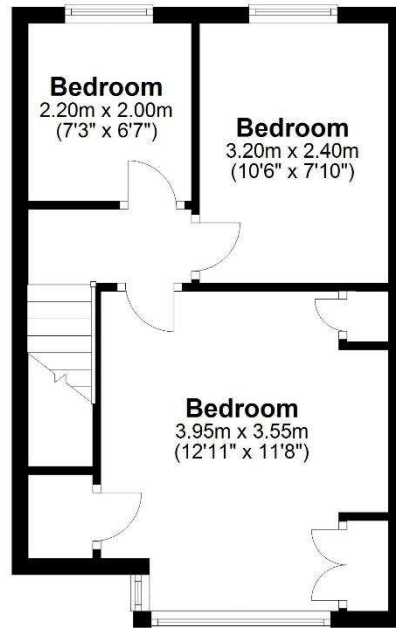
Ground Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



Total area: approx. 72.6 sq. metres (781.8 sq. feet)

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

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EPC

17, Warwick Avenue EGHAM TW20 8LW		Energy rating E
Valid until 17 October 2022	Certificate number 0042-7320-0779-0233-3996	
Property type	end-terrace house	
Total floor area	72 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 E. 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		87 B
69-80	C		
55-68	D		
39-54	E	41 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.

For properties in England and Wales:

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