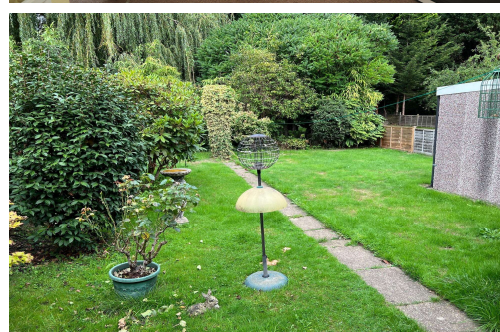




**Lynwood Avenue, Egham, TW20 9RD**      **£455,000 Freehold**



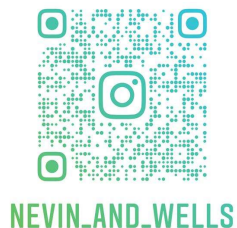
A 1950's built family home, offered for sale with **NO ONWARD CHAIN**, in need of renovation. This spacious property benefits from three good sized bedrooms, two reception rooms, large kitchen, modern shower room and two cloakrooms. Externally, there is a secluded 55ft (16.76m) West facing rear garden, detached garage via private drive and brick shed/workshop. Access to mainline station, local schools and new Magna Square development is close at hand.

**Lynwood Avenue, Egham, Surrey, TW20 9RD**

- CANOPY PORCH:** Double glazed front door under, leading into:
- ENTRANCE HALL:** 3.40m x 1.83m (11'2 x 6') Radiator, under stair cupboard, stairs to first floor. Double glazed window to side.
- LOUNGE:** 3.74m x 3.40m (12'4 x 11'2) Radiator, storage cupboard, picture rail, gas fire. Double glazed window to front.
- DINING ROOM:** 3.49m x 3.12m (11'6 x 10'2) Radiator, fireplace. Double glazed window to rear.
- KITCHEN:** 3.49m x 2.42m (11'6 x 8') Storage units, space for washing machine and cooker, larder cupboard, radiator, stainless steel sink unit with chrome mixer tap. Double glazed window to side, double glazed door to rear. Opening into:
- REAR LOBBY:** Door into garden. Doors into shed and W.C.
- W.C:** 1.28m x 0.86m (4'2 x 2'10) High level W.C, tap, window to side.
- SHED:** 1.28m x 0.86m (4'2 x 2'10) Storage space.
- LANDING:** Hatch to loft space. Double glazed window to side.
- BEDROOM ONE:** 3.92m x 3.30m (12'10 x 10') Radiator, two built in wardrobes. Double glazed window to front.
- BEDROOM TWO:** 3.30m x 3.05m (10'10 x 10') Radiator, airing cupboard housing hot water cylinder. Double glazed window to rear.
- BEDROOM THREE:** 2.74m x 2.28m (9' x 7'6) Radiator, picture rail, display plinth. Double glazed window to front.
- SHOWER ROOM:** 2.28m x 1.63m (7'6 x 5'4) Modern white suite comprising pedestal wash hand basin, glass shower cubicle housing mixer shower, part tiled walls, radiator. Dual aspect double glazed windows to side and rear.

**OUTSIDE**

- REAR GARDEN:** 55ft (16.76m) West facing with mature planting, lawn area, side access and secluded to rear.
- FRONT GARDEN:** Lawn area and shrub border.
- GARAGE:** 4.86m x 2.54m (16' x 8'4) Detached garage, approached by private driveway.
- 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](http://www.nevinandwells.co.uk)



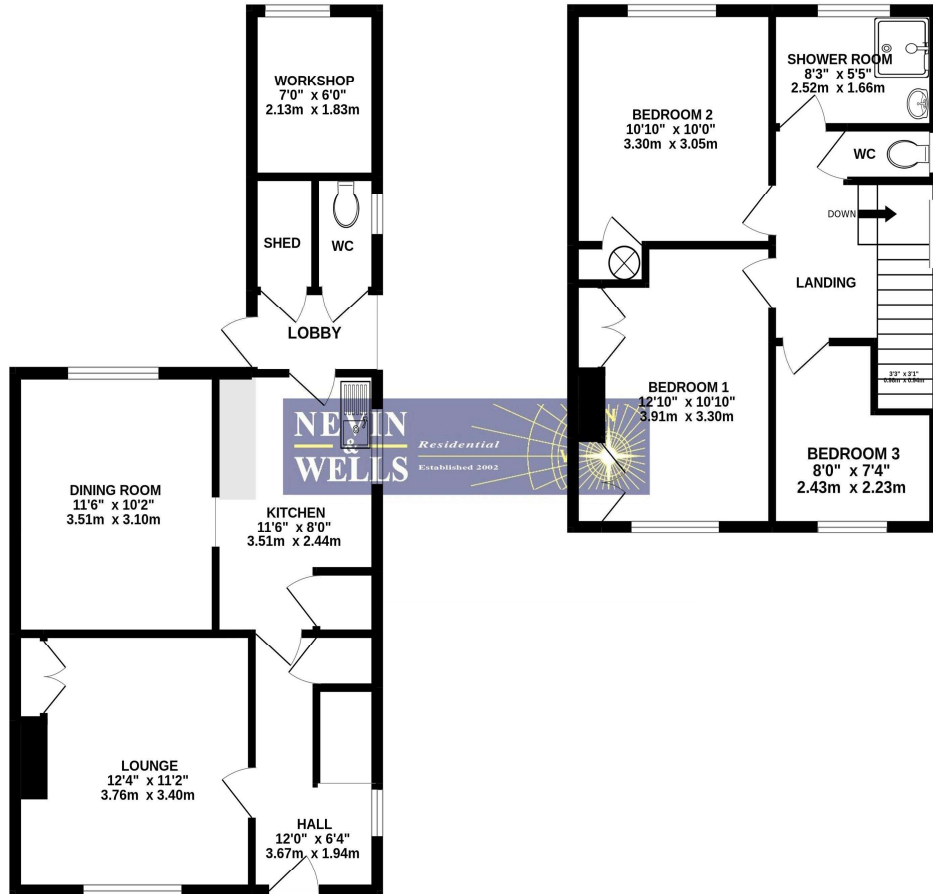
Scan the QR code to follow us on instagram

# Lynwood Avenue, Egham, Surrey, TW20 9RD

## 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.  
Made with Metropix 6/2022

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



## Lynwood Avenue, Egham, Surrey, TW20 9RD

### EPC

Energy performance certificate (EPC)		
22 Lynwood Avenue EGHAM TW20 9RD	Energy rating <b>D</b>	Valid until: <b>19 September 2032</b> Certificate number: 2109-1006-0201-0352-1200
Property type	Semi-detached house	
Total floor area	79 square metres	

### Rules on letting this property

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

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 D. 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		86   B
69-80	C		
55-68	D	62   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.

For properties in England and Wales:

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