



Warwick Avenue, Egham, Surrey, TW20 8LW

£390,000 Freehold



A well-presented and extended two bedroom 1930's end of terrace property, located in a quiet residential road. The accommodation comprises entrance hall, large lounge, kitchen / utility area, dining room, first floor bathroom, 100ft (30.48m) private rear garden and off street parking for two vehicles. Further benefits include double glazing throughout, gas central heating and **A SHORT CHAIN. Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

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Double glazed door to:-

ENTRANCE HALLWAY: Laminate wood effect flooring, stairs to first floor and door to:-

LOUNGE: **4.15m x 3.05m (13'8" x 10'0")** Under stairs storage cupboard, radiator, laminate wood effect flooring. Front aspect half bay double glazed window and door to:-

KITCHEN / UTILITY ROOM: **3.93m x 2.88m (12'10" x 9'6")** Comprising eye and base level units, rolled edge work surfaces, single sink drainer unit with mixer tap, fitted electric oven, gas hob and overhead extractor, space for appliances, part tiled walls, side aspect double glazed window, laminate wood effect flooring and opening to:-

DINING ROOM: **3.28m x 2.79m (10'10" x 9'2")** Storage cupboard housing Vaillant gas combi boiler, radiator, laminate wood effect flooring. Rear aspect double glazed French doors to garden.

FIRST FLOOR LANDING: Access to loft, side aspect double glazed window, doors to all rooms.

BEDROOM ONE: **4.15m x 3.00m (13'8" x 9'10")** Over stairs cupboard / wardrobe, radiator. Front aspect half bay double glazed window.

BEDROOM TWO: **3.00m x 2.20m (9'10" x 7'2")** Radiator. Rear aspect double glazed window.

BATHROOM: **6'10" x 5'4" (6.76m x 5.35m)** White three piece suite comprising panel enclosed bath with manual shower over, pedestal wash hand basin, low level W.C, heated chrome towel rail, extractor fan, wood effect flooring, part tiled walls. Rear aspect opaque double glazed window.

OUTSIDE

REAR GARDEN: **100ft (30.48m approximately)** Paved patio area, lawn, flower and shrub borders, timber shed and enclosed by panel fencing. Side access gate.

OFF STREET PARKING: Gravel driveway providing off street parking for two vehicles.

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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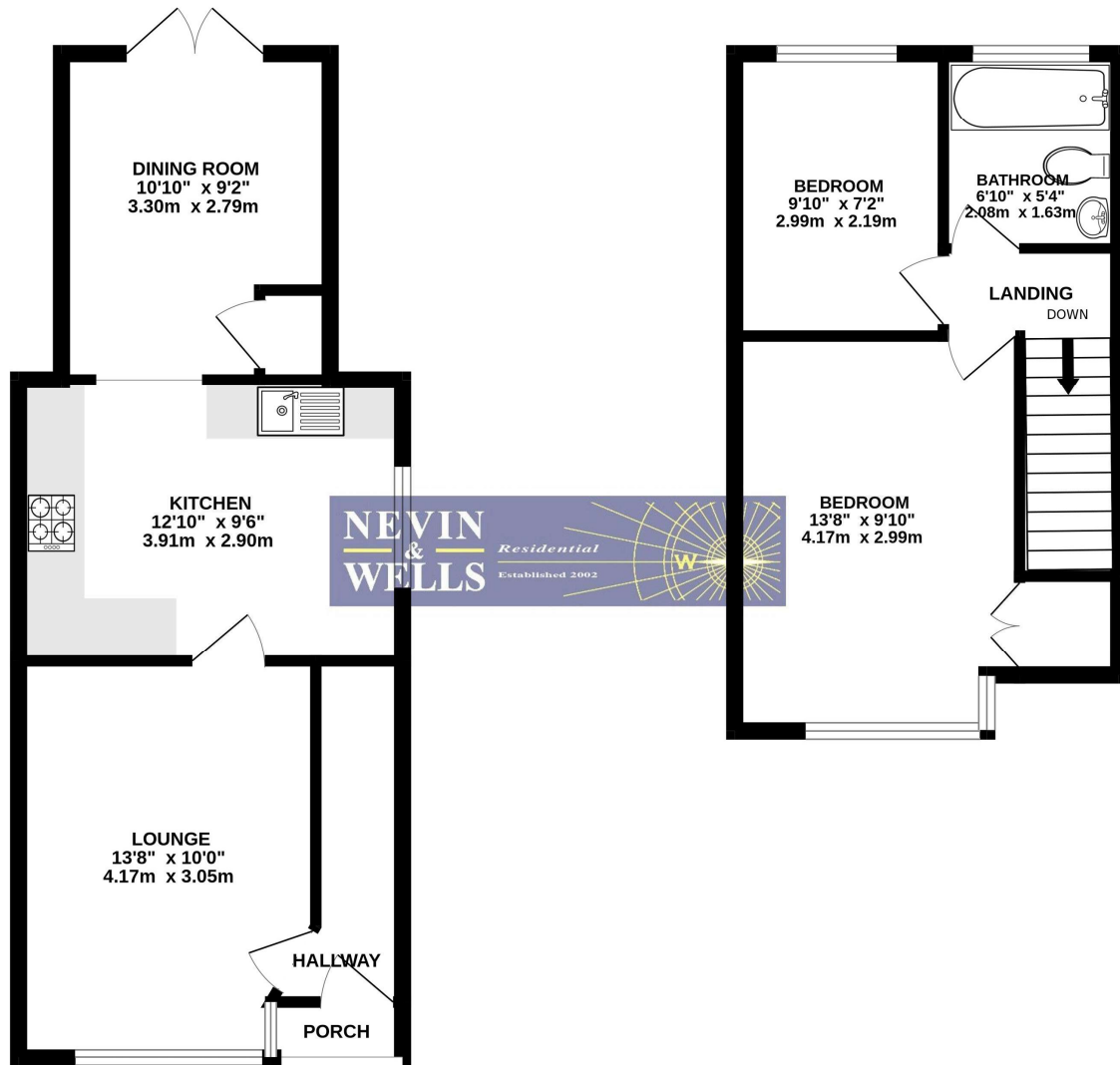
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FLOOR PLAN

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.

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7 Warwick Avenue EGHAM TW20 8LW		Energy rating D
Valid until 6 March 2033	Certificate number 0380-2712-3270-2607-1421	

Property type	End-terrace house
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Rules on letting this property

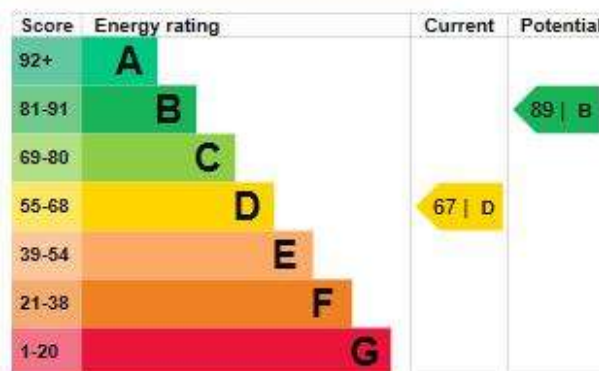
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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OUTSIDE

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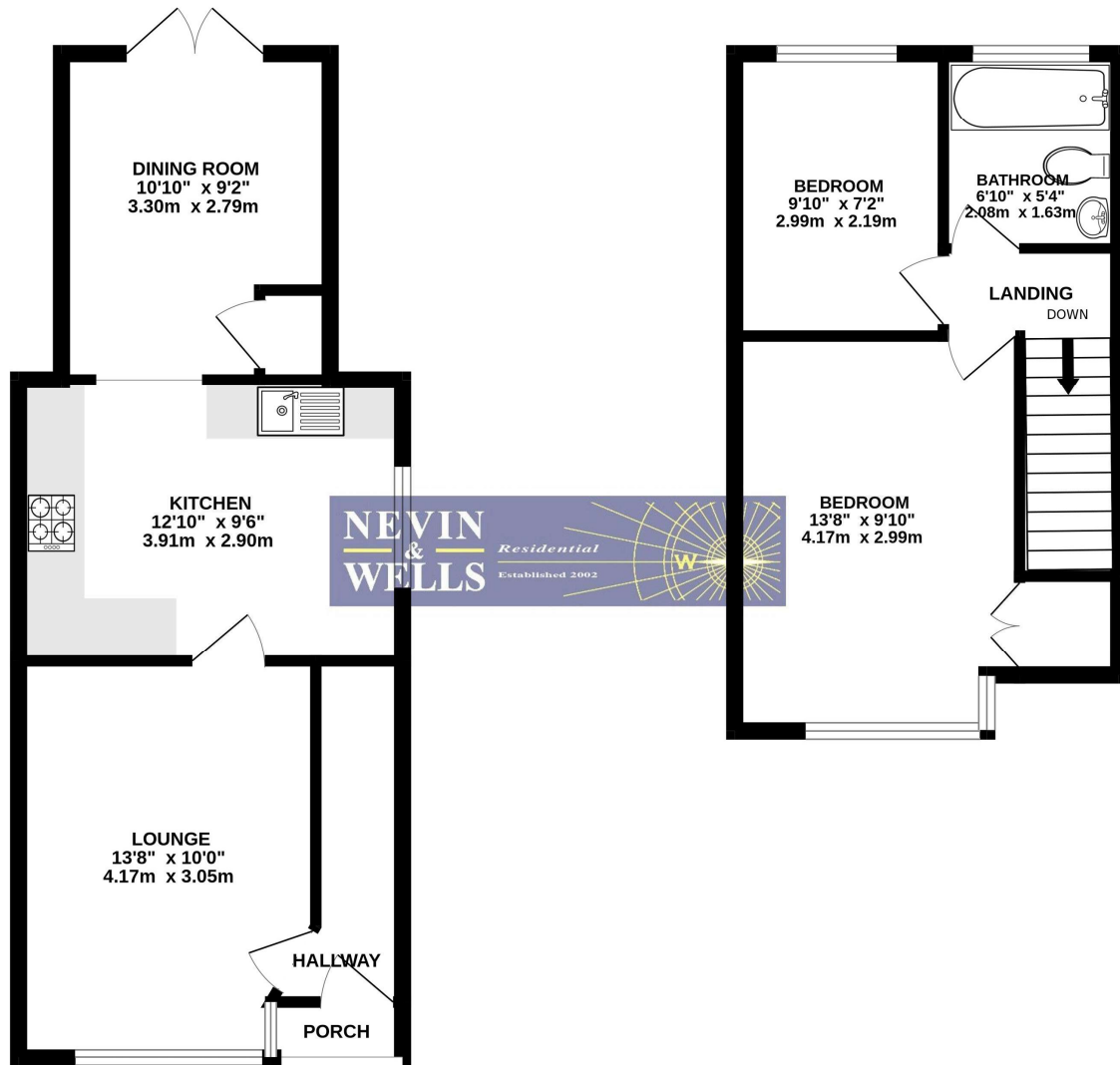
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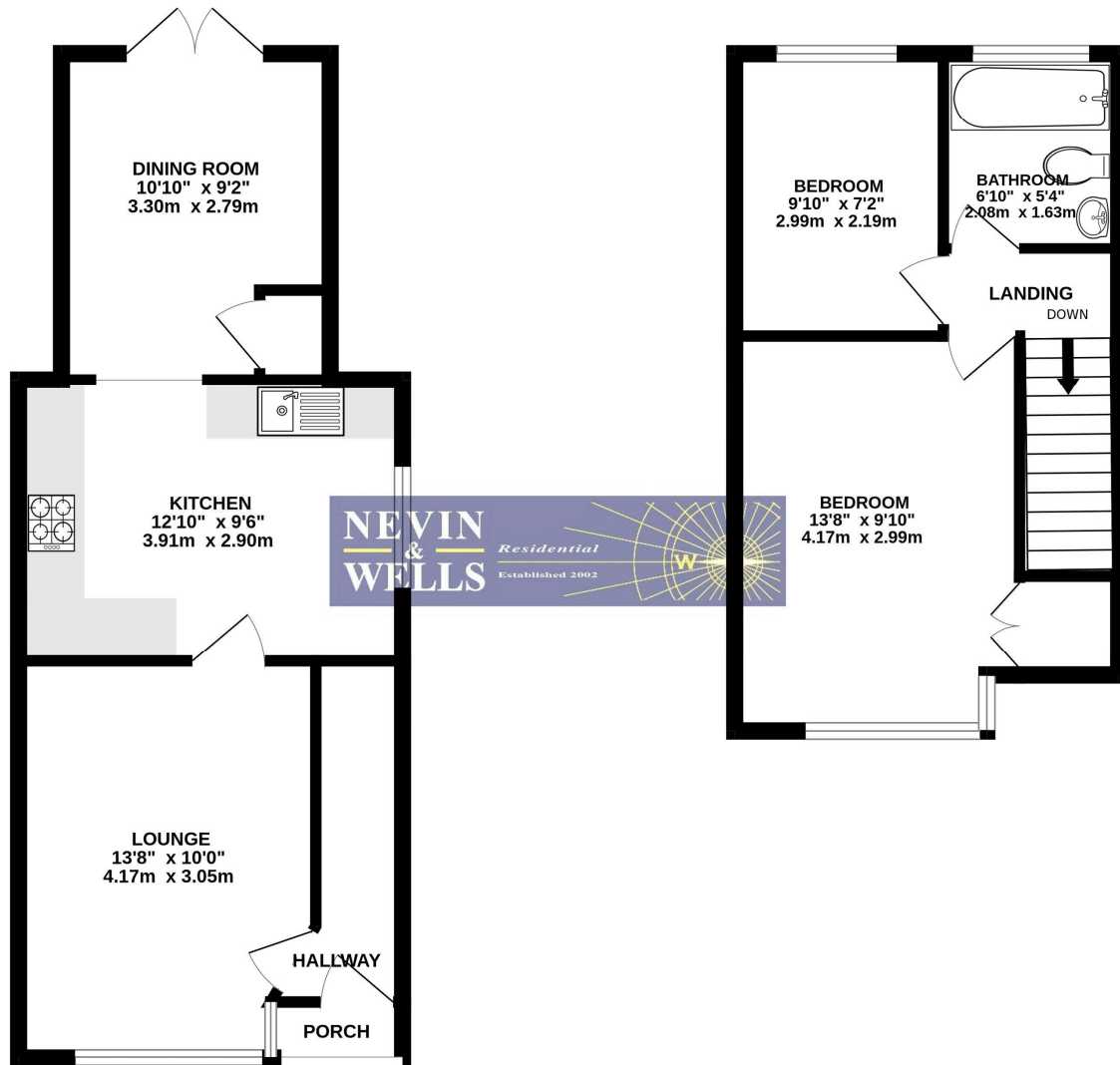
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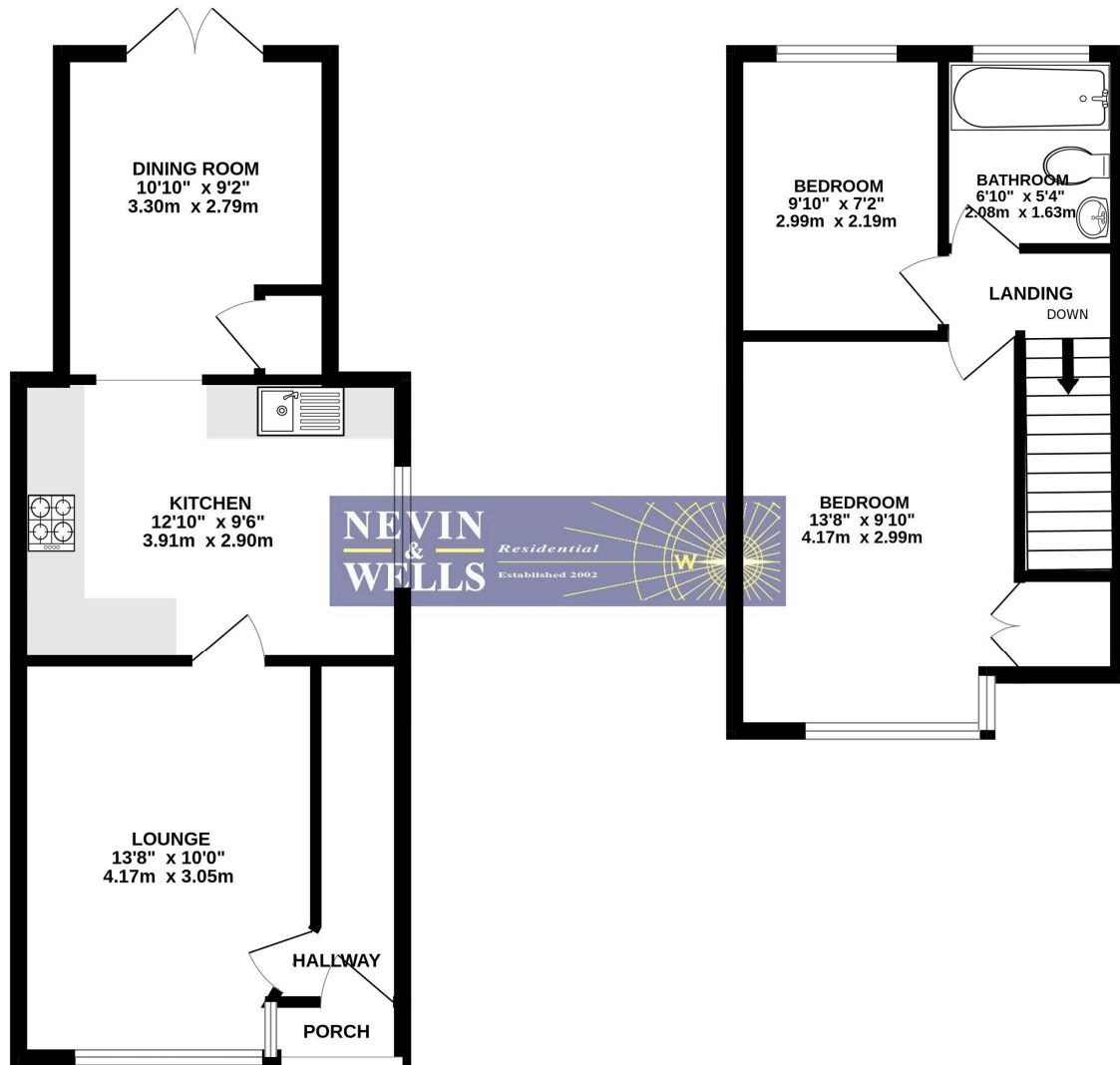
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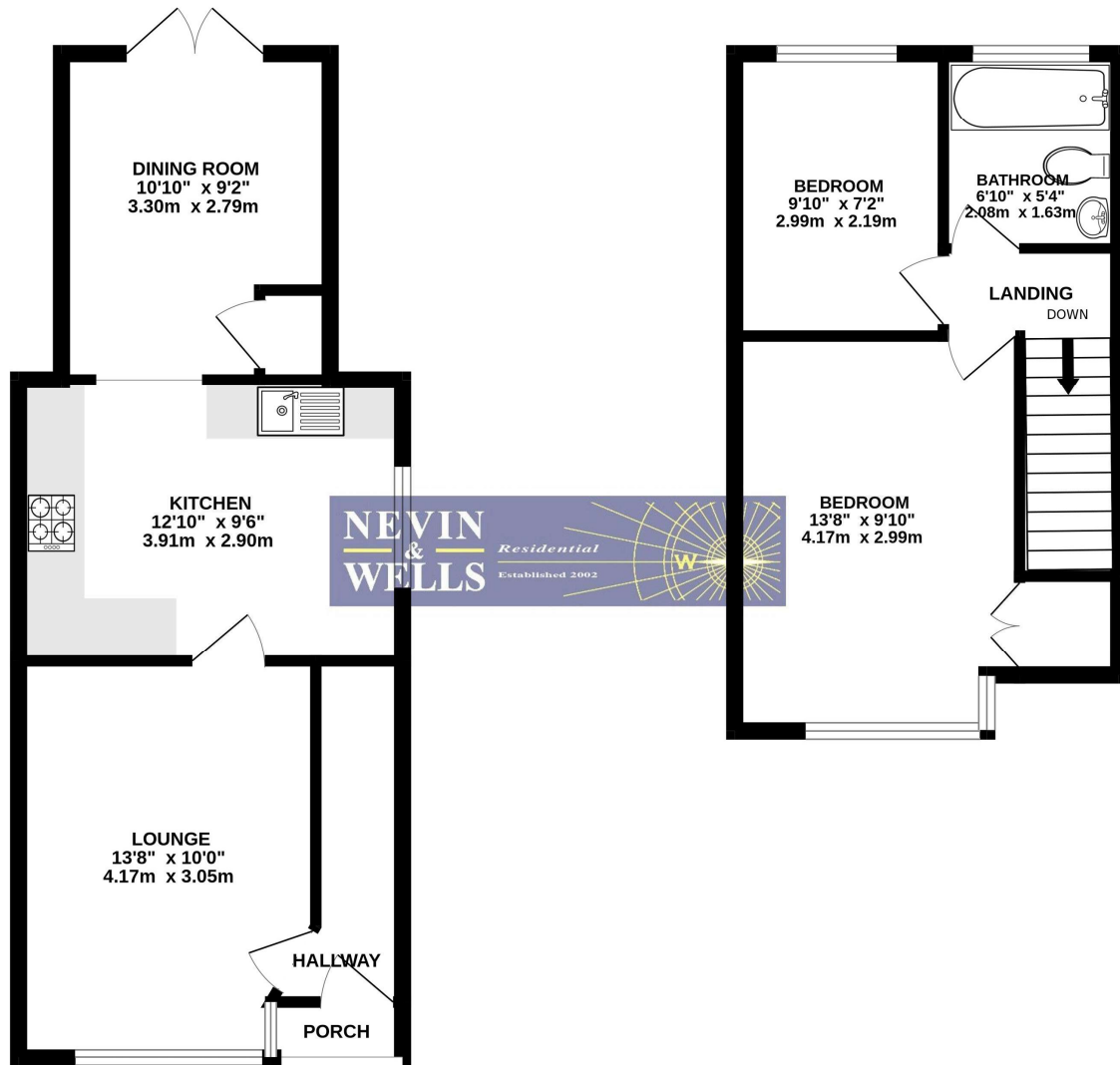
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