

**NEVIN  
&  
WELLS**

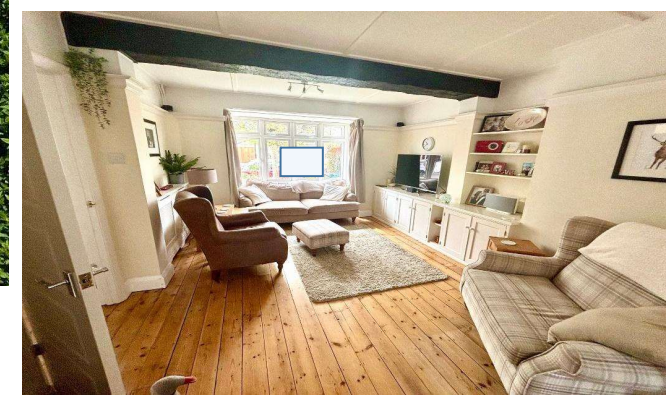
*Distinctive Homes*

Established 2002

W

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CELEBRATING  
20  
YEARS  
2002-2022



Rusham Park Avenue, Egham, TW20 9NB

£825,000 Freehold

## Rusham Park Avenue, Egham, Surrey, TW20 9NB

A truly stunning three/four bedroom Edwardian detached home, extended hugely to rear, giving a contemporary open plan space with bi-folds onto the rear deck. Exceptionally well kept with separate lounge, open plan kitchen/dining room, cloakroom, utility room and two bathrooms (one en-suite). Externally there is a mature rear garden with workshop and driveway for two cars. Access to mainline station, schools and Magna Square is a few minutes walk.

<b><u>RECESS PORCH:</u></b>	Tiled step, courtesy light. Hardwood front door into:
<b><u>ENTRANCE HALL:</u></b>	Radiator, stairs to first floor, storage cupboard.
<b><u>BOOT ROOM:</u></b>	Radiator, space for coats and shoes. Door into:
<b><u>CLOAKROOM:</u></b>	In white with low level W.C, wash hand basin set into vanity unit, porcelain tiled floor, chrome radiator. Frosted double glazed window to side.
<b><u>LIVING ROOM:</u></b>	Radiator, feature fireplace. Double glazed bay window to front.
<b><u>KITCHEN/DINING/ FAMILY AREA:</u></b>	Extensive range of ice white base and eye level units, quartz worktops, central island housing Butler sink with flexi-head chrome mixer tap, tiled splash back, radiator, space for American fridge freezer, porcelain tiled floor, concealed lighting, integrated dishwasher, breakfast bar, stainless steel extractor hood, five ring induction hob, built in electric double oven and microwave, space for dining table. Two ceiling skylights, double glazed bi-folding doors onto seating deck.
<b><u>UTILITY ROOM:</u></b>	Range of storage cupboards, laminate worktops, space for washing machine and tumble dryer, chrome radiator, porcelain tiled floor, tiled splash back, stainless steel sink unit, cupboard housing gas boiler. Double glazed window to side.
<b><u>LANDING:</u></b>	Doors into bedrooms, stairs to office/loft space.
<b><u>BEDROOM ONE:</u></b>	Two radiators, built in wardrobes. Two double glazed windows to rear. Double glazed Velux windows set into vaulted ceiling.

<b><u>DRESSING AREA:</u></b>	Built in wardrobes. Door into:
<b><u>EN-SUITE SHOWER:</u></b>	Luxurious white suite comprising low level W.C, Jack and Jill was hand basins set into vanity unit, chrome radiator, porcelain tiled floor, fully tiled walls, glass shower cubicle housing dual head rainwater flow mixer/shower, standard radiator, storage cupboard, wall mounted sensor mirror units. Dual aspect double glazed windows to side and rear.
<b><u>BEDROOM TWO:</u></b>	Radiator, fireplace, picture rail. Two double glazed windows to front.
<b><u>BEDROOM THREE:</u></b>	Radiator, picture rail, coved ceiling, built in wardrobes. Double glazed window to rear.
<b><u>BATHROOM:</u></b>	In white with low level W.C, wash hand basins set into vanity unit, part tiled walls, ceramic tiled floor, radiator, panel bath with chrome mixer tap and manual shower, fitted glass shower screen. Double glazed window to front.
<b><u>SECOND FLOOR LANDING:</u></b>	Opening into:
<b><u>OFFICE/LOFT SPACE:</u></b>	Eaves storage, light and power. Double glazed Velux ceiling window.

### OUTSIDE

<b><u>REAR GARDEN:</u></b>	<b>Approximately 80ft (24.38m)</b> An extremely well stocked landscaped garden, with access to large workshop and storage shed. There is a stone patio in addition to composite entertaining deck.
<b><u>FRONT GARDEN:</u></b>	Inset shrub beds and dwarf brick wall.
<b><u>DRIVEWAY:</u></b>	Parking space for two cars.
<b><u>COUNCIL TAX BAND:</u></b>	F - Runnymede Borough Council
<b><u>VIEWINGS:</u></b>	<b>By appointment with the clients selling agents, Nevin &amp; Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a></b>

## FLOORPLAN



## EPC

6 Rusham Park Avenue  
EGHAM  
TW20 9NB

Energy rating  
**D**

Valid until  
18 April 2034

Certificate number  
0434-2124-1300-0508-7296

Property type	Detached house
Total floor area	163 square metres

### Rules on letting this property

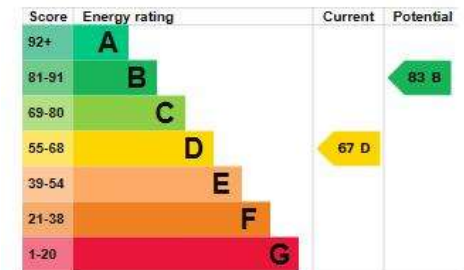
Properties can be let if they have an energy rating from A to E.

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

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



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:

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

