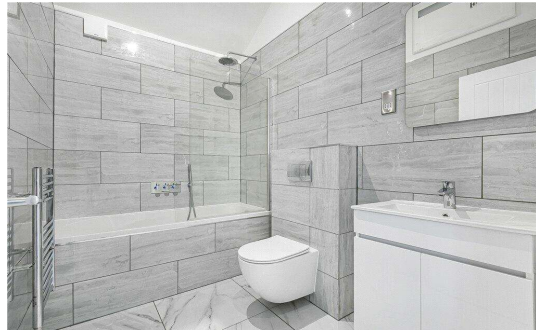




Ayebridges Avenue, Egham, TW20 8HR **£480,000 Freehold**



A recently refurbished and extended three bedroom detached bungalow situated within a no through road just yards from local shops, schools and public transport facilities. The immaculate accommodation comprises entrance hall, open plan fitted kitchen/ living area, luxury family bathroom, en-suite facilities, 160ft private rear garden, own driveway, attached garage

Ayebridges Avenue, Egham, Surrey, TW20 8HR

FLOOR PLAN

Approximate Gross Internal Area 883 sq ft – 82 sq m



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

EPC

13 Ayebridges Avenue
EGHAM,
TW20 8HR

Energy rating
C

Valid until
7 February 2034

Certificate number
7834-0622-8300-0643-4206

Property type
Detached bungalow

Total floor area
71 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 C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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

