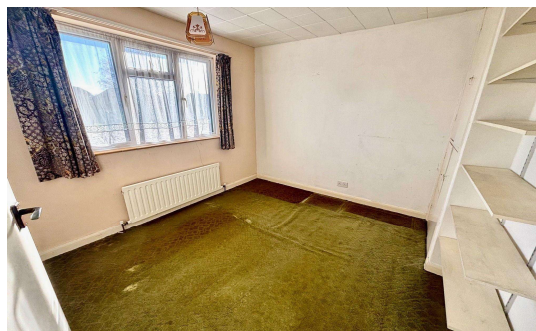
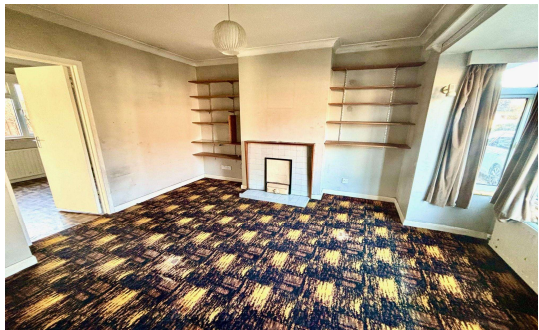




**Spring Avenue, Egham, TW20 9PJ**

**O.I.E.O £475,000 F/H**



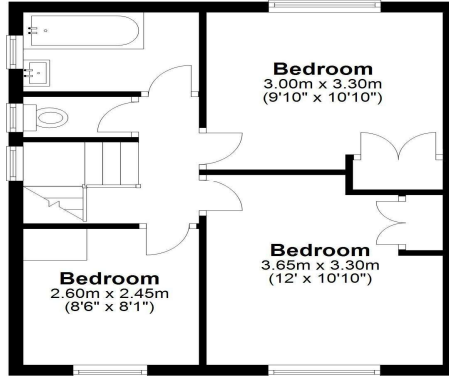
An excellent opportunity to acquire this three bedroom semi detached residence located within walking distance of Magna Square, High Street and mainline train station with own driveway and garage. The property is in need of updating throughout and offers great potential for extending and loft converting (S.T.L.A approval). Accommodation comprises entrance hallway, two reception rooms, kitchen, first floor bathroom, separate WC, approximate 80ft easterly facing rear garden. Further benefits include double glazing throughout, gas central heating and no onward chain.

Spring Avenue, Egham, Surrey, TW20 9PJ

**FLOOR PLAN**

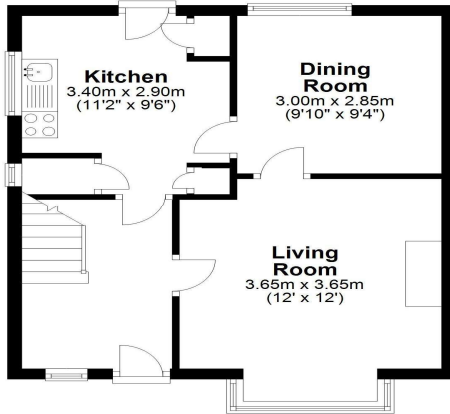
**First Floor**

Approx. 39.5 sq. metres (424.9 sq. feet)



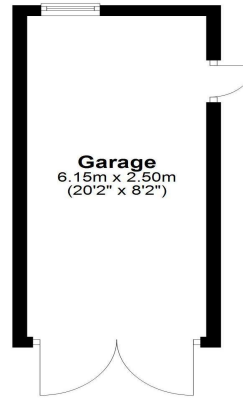
**Ground Floor**

Approx. 40.1 sq. metres (431.2 sq. feet)



**Garage**

Approx. 15.4 sq. metres (165.5 sq. feet)



Total area: approx. 94.9 sq. metres (1021.5 sq. feet)

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

**EPC**

The EPC certificate for 31 Spring Avenue, Egham, Surrey, TW20 9PJ, shows an energy rating of E. The certificate is valid until 19 December 2034 and has a certificate number of 9350-2750-4420-2224-5531. The property is a semi-detached house with a total floor area of 79 square metres. The rules on letting this property state that properties can be let if they have an energy rating from A to E. The energy rating and score section indicates that the property's energy rating is E, with a potential to be B. A score chart shows the current rating of E (score 51) and the potential rating of B (score 87).

**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)

