



**Ayebridges Avenue, Egham, Surrey, TW20 8HS**    **£450,000 F/H**



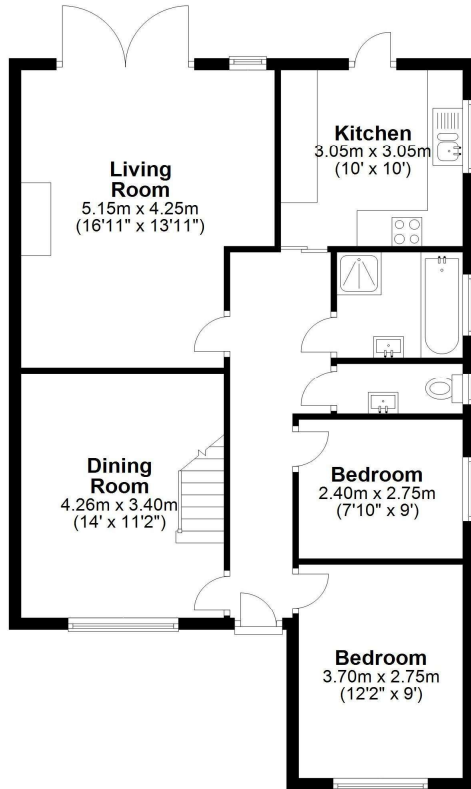
Situated within a no through road is this three bedroom semi-detached chalet style property. In addition there are two receptions, garage, solar panels, gas central heating and a 150ft South facing rear garden with sheds and a summer house. A fantastic opportunity to purchase this chain free property with potential to modernise and add en-suite to bedroom one.

# Ayebridges Avenue, Egham, Surrey, TW20 8HS

## FLOOR PLAN

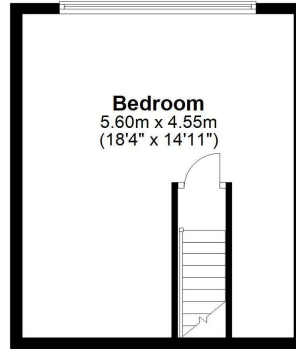
### **Ground Floor**

Approx. 77.9 sq. metres (838.9 sq. feet)



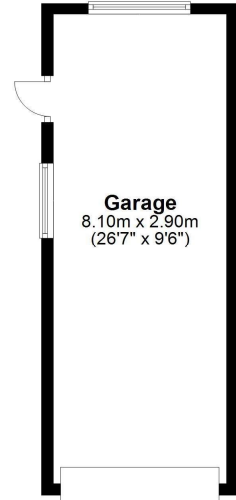
### **First Floor**

Approx. 25.5 sq. metres (274.2 sq. feet)



### **Garage**

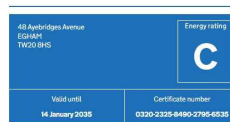
Approx. 23.5 sq. metres (252.8 sq. feet)



Total area: approx. 126.9 sq. metres (1365.9 sq. feet)

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

## EPC



Property type Semi-detached house  
Total floor area 103 square metres

### **Rules on letting this property**

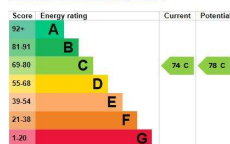
Properties can be let if they have an energy rating from A to E.

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 C.

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



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

**COUNCIL TAX BAND:**

**E - 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)**

