

Park Avenue, Egham, Surrey, TW20 8HW

£600,000 F/H



A very well presented four bedroom extended semi-detached residence which has undergone many improvements by the current owners. The versatile accommodation comprises entry porch, entrance hallway, downstairs WC, though lounge, dining room, kitchen, utility room, first floor luxury family bathroom, a 70ft private rear garden, home office/garden room, integral garage and own driveway providing off street parking for up to three vehicles.

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Double glazed main door to:

ENTRANCE PORCH:

Front aspect double glazed window, tiled floor and door to: -

ENTRANCE HALLWAY:

Stairs to first floor, coved ceiling, under stairs storage cupboards, radiator, laminate wood effect flooring and doors to all rooms.

DOWNSTAIRS WC:

Comprising low level WC, wash hand basin, fully tiled walls, wood effect flooring.

THROUGH LOUNGE:

Coved ceilings, feature fireplace, radiators, two chandeliers, laminate wood effect flooring, front aspect box bay double glazed window and glazed doors to: -

DINING ROOM:

Coved ceilings, radiators, one chandelier, laminate wood effect flooring, rear aspect double glazed patio doors and door to: -

KITCHEN:

Comprising eye and base level units with rolled edge work surfaces, single sink drainer unit with mixer tap, space for appliances, fitted oven hob with extractor over, coved ceilings, part tiled walls, rear aspect double glazed window, tiled flooring and door to:-

UTILITY ROOM:

Comprising eye and base level units with rolled edge work surfaces, single sink drainer unit with mixer tap, space for appliances, tiled effect floorings, rear aspect double glazed window and door to garage.

FIRST FLOOR LANDING:

Handrail and balustrading, laminate wood effect flooring, storage cupboards and door to all rooms.

BEDROOM ONE:

Coved ceiling, radiator, front aspect double glazed half box bay window.

BEDROOM TWO:

Built in wardrobes, radiator, fitted wardrobe, ceiling fan, laminate wood effect flooring, rear aspect double glazed window.

BEDROOM THREE:

Coved ceiling, radiator, laminate wood effect flooring and front aspect double glazed window.

BEDROOM FOUR:

Radiator, built in wardrobe, ceiling fan, laminate wood effect flooring and rear aspect double glazed window.

SHOWER ROOM:

Comprising separate shower cubicle with electric shower, low level WC, wash hand basin, radiator, fully tiled walls, wood effect flooring, front aspect double glazed window.

LUXURY FAMILY BATHROOM:

White three piece suite comprising stand-alone roll top bath, vanity enclosed wash hand basin, low level WC, fully tiled walls, wood effect flooring and rear aspect double glazed window.

OUTSIDE

REAR GARDEN:

Approximately 70ft. Patio area, lawn area, well established flower and shrub borders and enclosed by panel fencing and pathway to: -

GARDEN ROOM/HOME OFFICE:

With full power and lighting, side aspect double glazed window, vinyl flooring and front aspect double glazed door to garden.

INTEGRAL GARAGE:

With up and over door and power and lighting

OWN DRIVEWAY

Hardstanding for up to three vehicles.

COUNCIL TAX BAND:

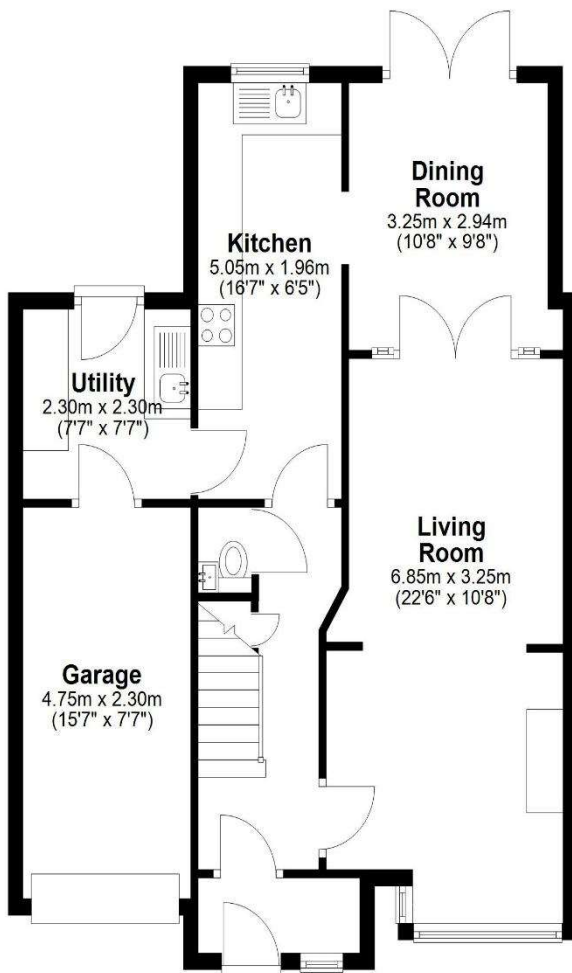
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FLOORPLAN

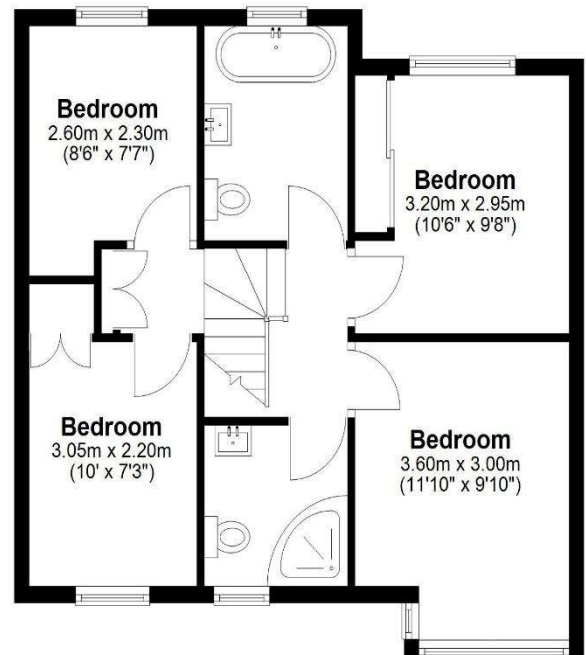
Ground Floor

Approx. 67.9 sq. metres (731.0 sq. feet)



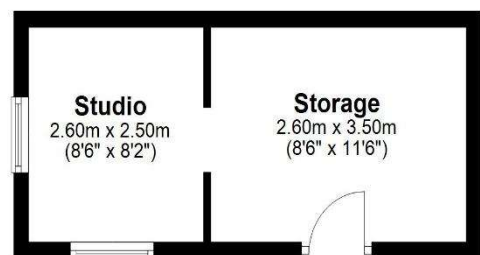
First Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



Garden Room

Approx. 15.9 sq. metres (170.7 sq. feet)



Total area: approx. 133.5 sq. metres (1436.5 sq. feet)

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

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EPC

24a Park Avenue EGHAM TW20 8HW		Energy rating C
Valid until 26 June 2035	Certificate number 2638-3052-1206-0895-1200	

Property type	Semi-detached house
Total floor area	114 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

VIEWINGS:

By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
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