

NEVIN & WELLS

Distinctive Homes

Established 2002



Rusham Park Avenue, Egham, TW20 9NB

£700,000 Freehold

Rusham Park Avenue, Egham, Surrey, TW20 9NB

A very well presented three double bedroom extended detached residence located in Central Egham just yards from Egham mainline train station, High Street amenities and local nurseries and schools. The versatile accommodation comprises entrance hallway, downstairs W.C, lounge, family room, recently fitted high specification kitchen, dining room, utility area, luxury first floor family bathroom, beautifully landscaped 90ft rear garden, own driveway providing off street parking for up to four vehicles and a detached garage.

Covered entrance area with composite main door.

ENTRANCE HALLWAY:

Stairs to first floor, coved ceiling, under stair storage cupboard, radiator, coir matting, stripped wooden floorboards and doors to all rooms.

LIVING ROOM:

6.50m x 3.70m (21'4 x 12'2) Coved ceiling, feature fireplace with limestone surround mantle, coal effect inset gas fire, fitted carpet, front aspect double glazed box bay window and double opening to:

FAMILY ROOM:

Coved ceiling, storage cupboards radiator and fitted carpet. Double opening to kitchen/dining room.

DOWNSTAIRS W.C:

Comprising low level W.C, wall mounted wash hand basin, slim line electric heater, extractor fan, part tiled walls, vinyl flooring and side aspect double glazed window.

KITCHEN/DINING ROOM:

5.40m x 3.40m (17'9 x 11'2)
KITCHEN : Comprising eye and base level units with quartz worktops, one and half bowl drainer unit with mixer tap, fitted NEFF double oven, NEFF gas hob, NEFF extractor hood, AEG warming drawer, fitted AEG fridge/freezer, fitted Miele dishwasher, under unit lighting, plinth storage drawers, tiled flooring, breakfast bar and open plan to: walk in pantry with bespoke shelving.

DINING ROOM: Tiled flooring, under floor heating, roof skylight, rear aspect double glazed bi-fold windows and door to:

UTILITY AREA:

Space for appliances, tiled flooring, extractor fan, electric fan heater and rear aspect double glazed window.

FIRST FLOOR LANDING:

Access to loft with pull down ladder, coved ceiling, airing/storage cupboard, built in shelving, fitted carpet, hand rail, and balustrading, air purifying ventilation system, side aspect double glazed window and doors to all rooms.

BEDROOM ONE:

3.70m x 3.10m (12'2 x 10'2) Fitted wardrobes, radiator, fitted carpet and front aspect double glazed box bay window.

BEDROOM TWO:

3.70m x 3.10m (12'2 x 10'2) Built in wardrobe, radiator, fitted carpet and rear aspect double glazed window.

BEDROOM THREE:

3.45m x 2.55m (11'4 x 8'4) Radiator, side aspect double glazed window, rear aspect double glazed window and fitted carpet.

LUXURY FAMILY BATHROOM:

White three piece suite comprising panel enclosed bath with shower over and glass shower screen, pencil shower, concealed low level W.C, vanity enclosed wash hand basin, part tiled walls, wood effect vinyl, heated towel rail and front aspect double glazed window, humidistat extractor fan.

OUTSIDE

REAR GARDEN:

Approximately 90ft. Indian sand stone patio, lawn area, external power and lighting, mature flower, shrub and tree borders, timber shed, green house and enclosed by panel fencing.

OWN DRIVEWAY:

Providing off street parking for up to four vehicles leading to:

DETACHED GARAGE:

Up and over door with power and lighting.

VIEWINGS:

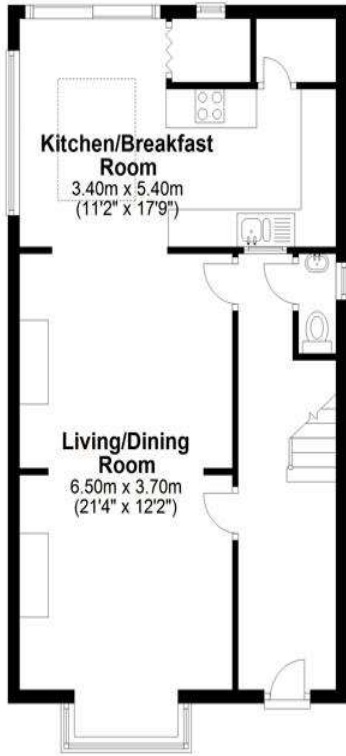
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOOR PLAN

EPC

Ground Floor

Approx. 55.6 sq. metres (598.6 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.9 sq. feet)



Garage

Approx. 16.4 sq. metres (176.3 sq. feet)



Total area: approx. 116.7 sq. metres (1255.8 sq. feet)

Energy performance certificate (EPC)

4 Rushem Park Avenue EGHAM TW20 9NB	Energy rating D	Valid until: 19 January 2032 Certificate number: 0100-2050-2099-2122-7695
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Property type:	Detached house
Total floor area:	100 square metres

Rules on letting this property

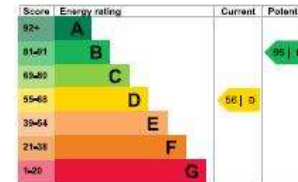
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

