



The Avenue, Egham, TW20 9AD

£325,000 Freehold



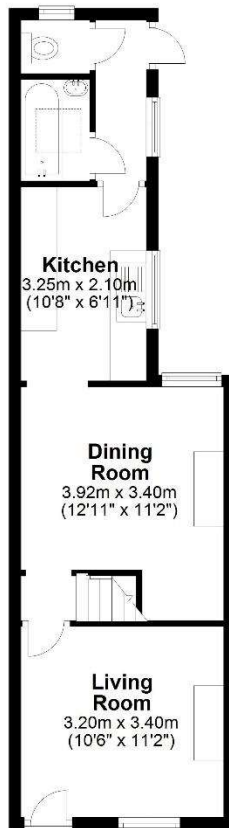
Located in Central Egham is this two bedroom Victorian cottage with own private rear garden. Accommodation comprises two reception rooms, kitchen, bathroom and separate W.C, further benefits include double glazing throughout and **NO ONWARD CHAIN.**

The Avenue, Egham, Surrey, TW20 9AD

FLOOR PLAN

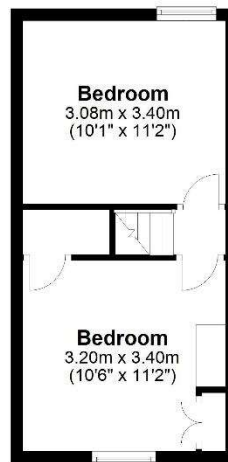
Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



First Floor

Approx. 24.6 sq. metres (264.7 sq. feet)



Total area: approx. 62.1 sq. metres (668.7 sq. feet)

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

EPC

Energy performance certificate (EPC)

58 The Avenue Egham TW20 9AD	Energy rating E	Valid until: 19 September 2032 Certificate number: 8500-4100-4523-4623-1123
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Property type: Mid-terrace house
Total floor area: 62 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)
<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

Energy efficiency rating for this property

This property's current energy rating is E. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: C - Runnymede Borough Council