



An Edwardian four bedroom detached property, situated minutes from station and new Magna Square development, with **NO ONWARD CHAIN**. This spacious home offers extended accommodation including, two reception rooms with feature fireplaces, kitchen/breakfast room, large hall and cloakroom. There is a single car driveway and the plot is 105ft (32m) long. Access to local schools, Orbit Sports Centre and Recreation Park.

**Rusham Park Avenue, Egham, Surrey, TW20 9LZ**

Double glazed front door into:

**ENTRANCE HALL:** 3.05m x 2.58m (10' x 8'6) Radiator, storage cupboard, stairs to first floor. Double glazed window to front. Door into:

**CLOAKROOM:** In white with low level W.C, wash hand basin and extractor fan.

**LOUNGE:** 4.73m x 3.66m (15'6 x 12') Radiator, storage cupboards, feature cast iron fireplace. Double glazed sliding patio door into rear garden.

**DINING ROOM:** 4.12m x 3.66m (13'6 x 12') Radiator, feature fireplace. Double glazed bay window to front.

**KITCHEN/  
BREAKFAST ROOM:** 5.96m x 2.44m (19'6 x 8') Range of Birch effect base and eye level units, laminate worktops, ceramic tiled floor, space for fridge/freezer, built in electric double oven and electric hob, space for dishwasher, space for breakfast table, radiator. Stainless steel single bowl single drainer sink unit with chrome taps. Two double glazed windows to side. Double glazed French doors to rear.

**LANDING:** Hatch to loft space. Double glazed window to side.

**BEDROOM ONE:** 3.66m x 3.66m (12' x 12') Radiator, three built in double wardrobes. Double glazed window to front.

**BEDROOM TWO:** 3.66m x 3.05m (12' x 10') Radiator, built in wardrobes. Double glazed window to rear.

**BEDROOM THREE:** 2.47m x 2.29m (8'2 x 7'6) Radiator. Double glazed window to rear.

**BEDROOM FOUR:** 2.58m x 1.83m (8'6 x 6') Radiator. Double glazed window to front.

**SHOWER ROOM:** 1.69m x 1.58m (5'6 x 5'2) White suite comprising low level W.C, pedestal wash hand basin, shower area housing chrome mixer shower, fully tiled walls. Frosted double glazed window to side.

**OUTSIDE**

**PLOT:** 105ft x 25ft (32m x 7.62m) A mature and secluded plot with various shrubs, patio, outside tap, side access gate.

**DRIVEWAY:** Private driveway for one car.

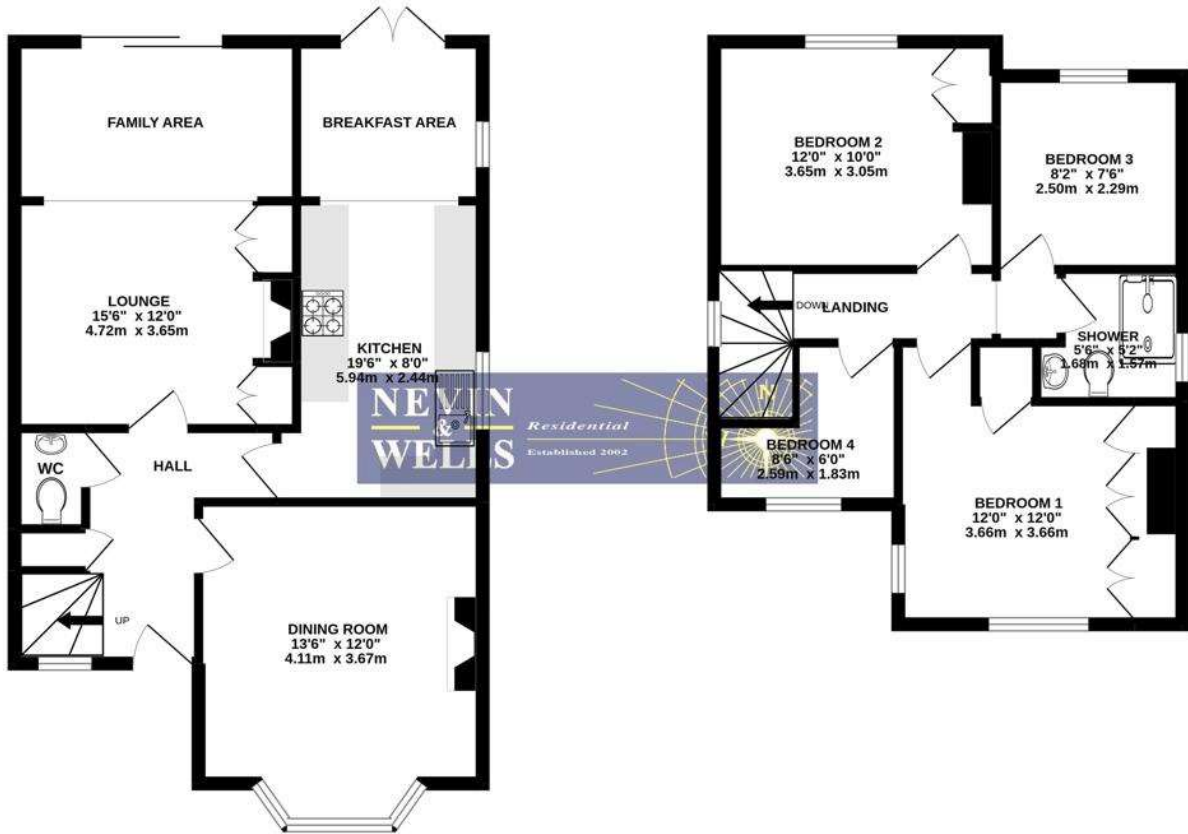
**VIEWINGS:** By appointment with Nevin & Wells Residential 01784 437437.  
For more pictures, visit our website [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

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FLOORPLAN

GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

## Rusham Park Avenue, Egham, Surrey, TW20 9LZ

### EPC

35, Rusham Park Avenue EGHAM TW20 9LZ		Energy rating <b>E</b>
Valid until 17 June 2027	Certificate number 8301-6465-6229-6297-9633	

Property type	Detached house
Total floor area	101 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](#).

### 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

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