



**Western Avenue, Thorpe, Surrey, TW20 8QB**

**£595,000 Freehold**



A large three bedroom detached bungalow, situated in a quiet side road, in the heart of Thorpe Village. This spacious property is in need of renovation and benefits from two reception rooms, feature fireplace, new combination boiler, new cloakroom and new electrics. Externally, there is a huge 140ft x 40ft (42.67m x 12.19m) rear garden and parking for several cars. Access to village pub, local shop/post office, park and excellent primary school is close at hand. **NO ONWARD CHAIN.**

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- ENTRANCE PORCH:** Double glazed sliding door. Hanging space for coats, internal door to:
- ENTRANCE HALL:** 7.28m x 0.97m (23'10 x 3'2) Storage cupboard, hatch to loft space. Double glazed window to front. Glazed door into:
- LOUNGE:** 5.59m x 3.61m (18'4 x 11'10) Radiator, woodblock flooring, ceiling beams, feature stone fireplace, plate rail. Double glazed sliding patio doors into:
- LEAN-TO:** 5.40m x 2.36m (17'8 x 7'8) Concrete base, plastic roof, windows and door to rear.
- DINING ROOM:** 5.17m x 2.58m (17' x 8'6) Wood effect flooring, radiator, open plan into kitchen. Door to:
- TV ROOM:** 4.91m x 3.96m (16'2 x 13') (Maximum) Radiator. Double glazed window to rear.
- KITCHEN:** 3.96m x 2.58m (13' x 8'6) Basic range of units, laminate worktops, space for appliances, sink unit. Window to side and door into car port.
- BATHROOM:** 2.44m x 1.74m (8' x 5'8) Basic fittings with low level W.C, panel bath with chrome taps, radiator. Frosted window to side.
- BEDROOM ONE:** 4.63m x 3.76m (15'2 x 12'4) Radiator, coved ceiling, grey oak effect flooring. Square bay window to front.
- BEDROOM TWO:** 4.63m x 3.35m (15'2 x 11') Radiator, coved ceiling, dark oak effect flooring. Frosted window to side.
- BEDROOM THREE:** 4.60m x 2.88m (15'2 x 9'6) Radiator, coved ceiling, dark oak effect flooring. Frosted window to side.
- SHOWER AREA:** Incomplete shower area with fitted tray.
- W.C:** Newly installed suite comprising low level W.C, vanity wash hand basin. Window to front.

**OUTSIDE**

- REAR GARDEN:** 140ft x 40ft (42.67m x 12.19m) A huge plot with patio area, large lawn, outside tap, flower and shrub beds and ornate pond. Access to:-
- STORAGE SHED** 5.49m x 2.74m (18' x 9') Detached brick storage shed, with light and power.
- NB - Potential to both extend and loft convert, subject to planning permission.
- DRIVEWAY:** Parking area for several cars.
- CARPORT:** 7.36m x 2.48m (24'2 x 8'2) Timber frame, door to front and internal door into side lobby.
- 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)

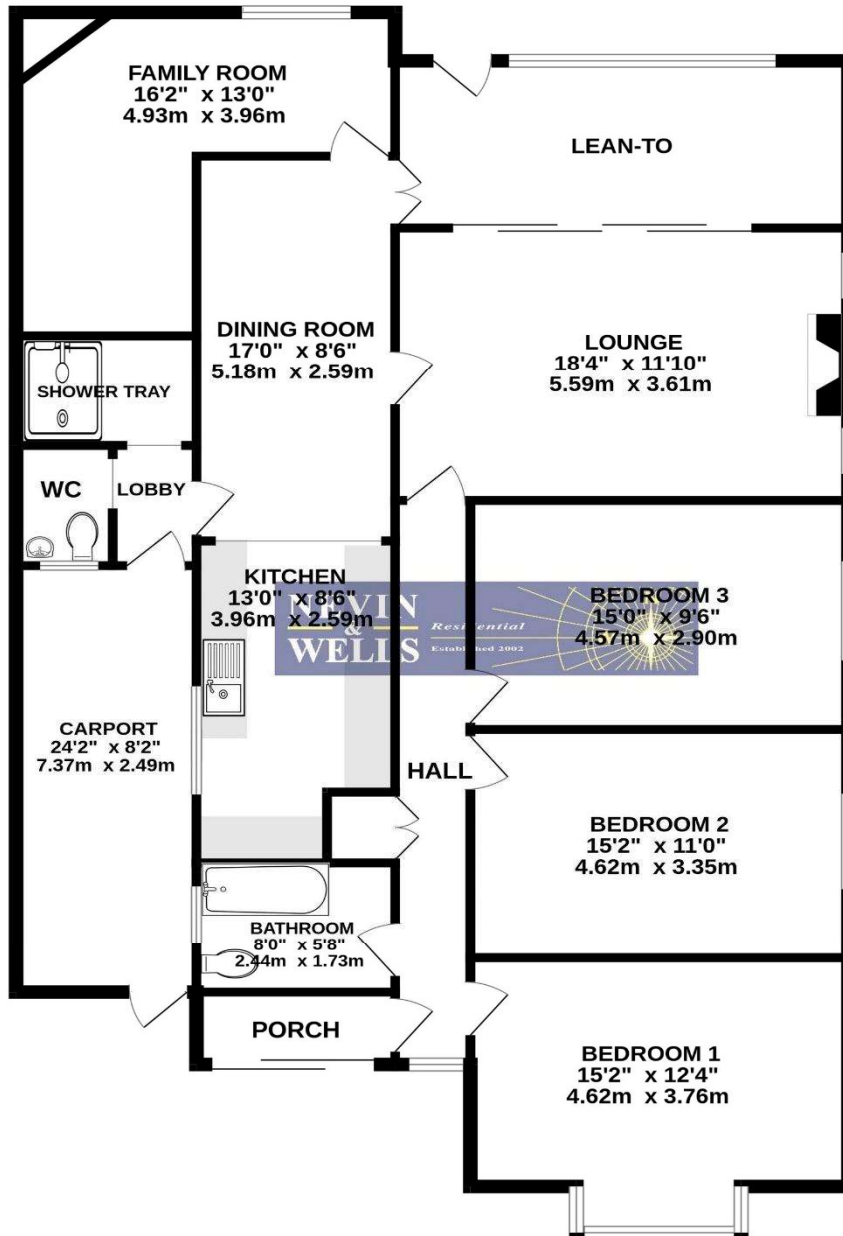


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**FLOORPLAN**

GROUND FLOOR  
1573 sq.ft. (146.1 sq.m.) approx.



TOTAL FLOOR AREA : 1573 sq.ft. (146.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.

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EPC

16 Western Avenue EGHAM TW20 8QB		Energy rating <b>D</b>
Valid until <b>10 April 2033</b>	Certificate number <b>7717-7024-5160-0486-5202</b>	

<b>Property type</b>	Detached bungalow
<b>Total floor area</b>	134 square metres

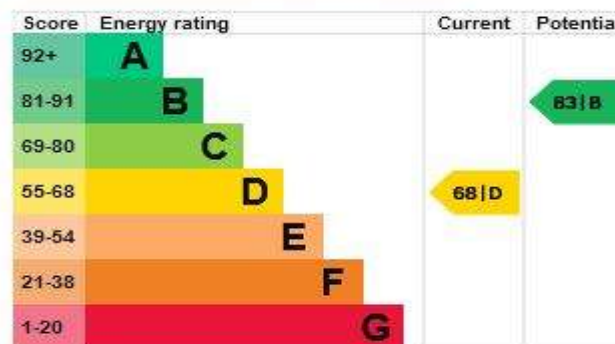
### Rules on letting this property

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 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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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