



Park Avenue, Egham, Surrey, TW20 8HJ

£525,000 Freehold



An excellent opportunity to acquire this deceptively spacious four double bedroom extended Victorian halls-adjointing semi-detached residence, situated within walking distance of local schools, shops and playing fields. The well-proportioned accommodation comprises entrance hallway, 22ft living/dining room, downstairs W.C, a 15ft kitchen/breakfast room, a luxury first floor family bathroom, second floor shower room, 85ft private rear garden and off street parking for one vehicle. **NO ONWARD CHAIN.**

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Recessed entrance porch with double glazed main door to:

ENTRANCE HALL:

Original cornice ceiling, stairs to first floor, radiator, under stair storage cupboards, high quality vinyl flooring and glazed bi folding doors to:

DINING/LIVING ROOM:

6.68m x 3.53m (21'11 x 11'7 Original cornice ceiling, feature cast iron open fireplace with wooden surround, mantle and tiled hearth, built in storage cupboards, radiators, high quality vinyl flooring, rear aspect double glazed window and front aspect double glazed bay window.

DOWNSTAIRS W.C:

Comprising low level W.C, laminate wood flooring and side aspect opaque double glazed window.

KITCHEN/BREAKFAST ROOM:

4.56m x 2.97m (15'0 x 9'9) Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted oven, induction hob and extractor over, fitted dishwasher, space for other appliances, part tiled walls, radiator, rear aspect double glazed window, side aspect double glazed bay window, high quality vinyl flooring and side aspect double glazed window.

FIRST FLOOR LANDING:

Stairs to second floor, handrail and balustrading and doors to all rooms.

BEDROOM ONE:

4.53m x 3.27m (14'10 x 10'9) Built in wardrobes, original cast iron fireplace, radiators, exposed wooden floorboards, front aspect double glazed windows.

BEDROOM THREE:

4.76m x 2.70m (15'7 x 8'10) Built in cupboards, original cast iron fireplace, radiator and rear aspect double glazed window.

FIRST FLOOR BATHROOM AND UTILITY AREA

White four piece suite comprising panel enclosed bath with shower attachment, separate double shower cubicle, low level W.C, vanity enclosed wash hand basin, airing/storage cupboard, space for washing machine, coved ceiling part tiled walls, heated towel rail, tiled flooring and rear aspect opaque double glazed window.

SECOND FLOOR LANDING:

Handrail and balustrading and doors to all rooms.

BEDROOM TWO:

3.28m x 3.00m (10'9 x 9'11) Radiator, exposed feature brick work, front aspect double glazed window and rear aspect double glazed French doors to balcony.

BEDROOM FOUR:

3.49m x 2.30m (11'5 x 7'7) Radiator and rear aspect double glazed window.

SHOWER ROOM:

Comprising separate shower cubicle with riser shower, low level W.C, vanity enclosed wash hand basin, heated towel rail, eaves storage, extractor fan, part tiled walls, tiled flooring and front aspect double glazed Velux window.

OUTSIDE

REAR GARDEN:

Approximately 85ft. Patio area, lawn area, boiler house, external tap, well established flower, shrub and tree borders, pergola, timber seating area, summer house, storage shed, planting areas and enclosed by panel fencing.

PARKING:

Off street parking for one vehicle to front.

COUNCIL TAX BAND:

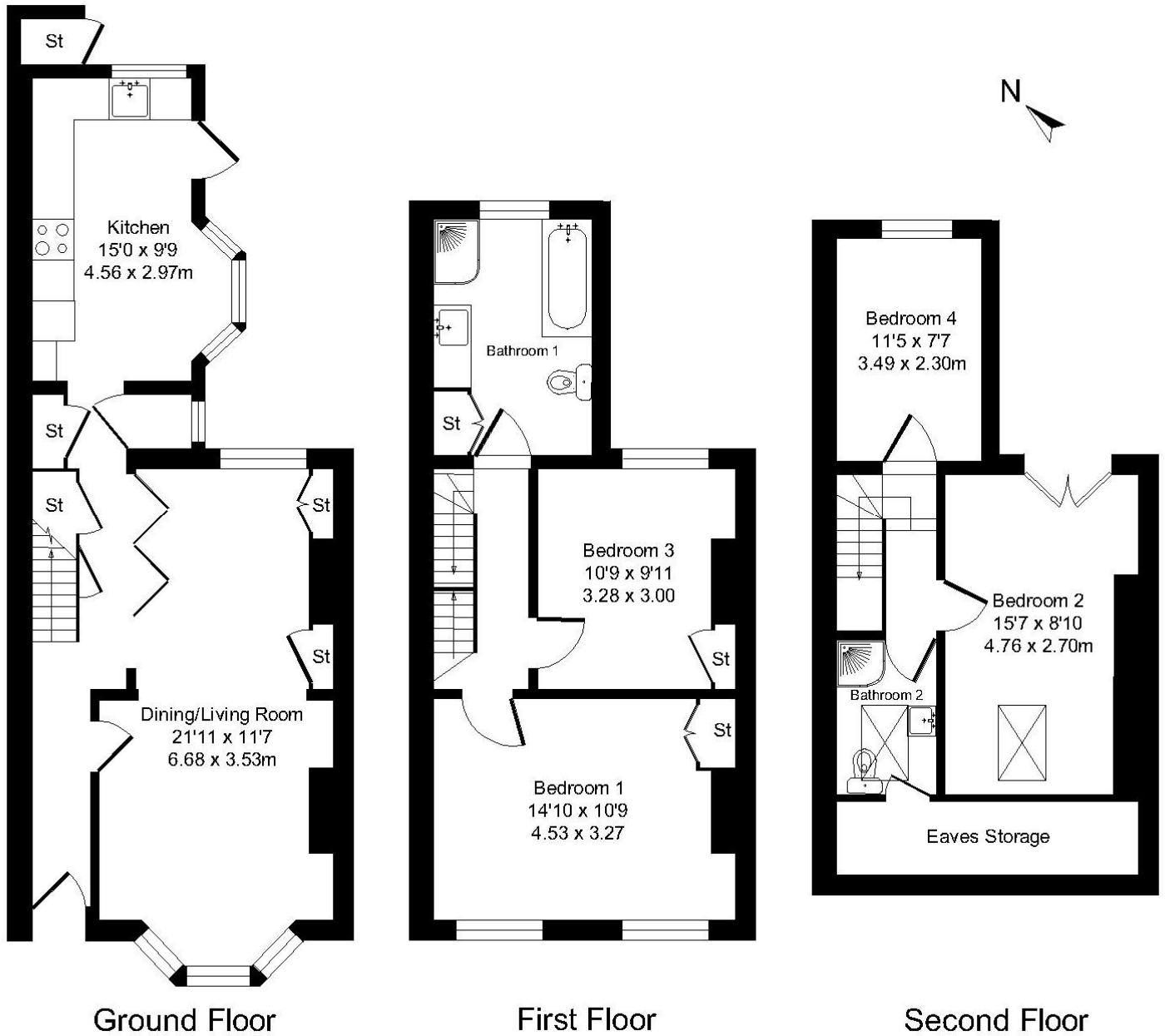
D- Runnymede Borough Council

VIEWINGS:

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

Pooley Green Road Park Avenue, Egham, Surrey, TW20 8AW8HJ

FLOORPLAN



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

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EPC

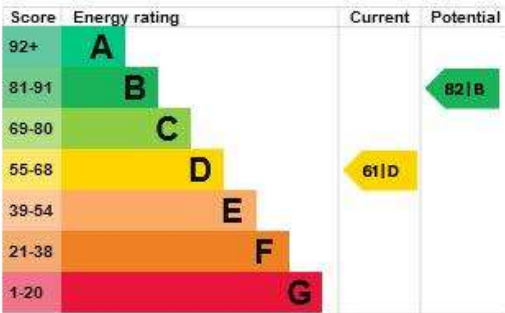
38 Park Avenue EGHAM TW20 8HJ		Energy rating D
Valid until 23 February 2033	Certificate number 0300-2634-8220-2327-2471	
Property type	Semi-detached house	
Total floor area	142 square metres	

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