



South Avenue, Egham, Surrey, TW20 8HQ

£575,000 Freehold



An excellent opportunity to acquire this well-presented extended three double bedroom detached bungalow located within half a mile of local shops, schools and public transport facilities. The well-proportioned accommodation comprises entrance hallway, recently fitted kitchen, family bathroom, large L-shaped open plan lounge/dining room, attached single garage, a 60ft South Facing rear garden and own driveway providing off street parking for up to three vehicles. **NO ONWARD CHAIN.**

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Covered entrance porch with:

**COMPOSITE
DOUBLE GLAZED
DOOR TO:**

Entrance hallway, access to loft, radiator, original parquet flooring and doors to all rooms.

BEDROOM TWO:

3.16m x 2.70m (10'4 x 8'10) Radiator, fitted carpet and front aspect low level double glazed window.

BEDROOM ONE:

4.65m x 3.00m (15'3 x 9'10) Built in mirrored wardrobes, radiator, fitted carpet and front aspect leaded light double glazed window.

BEDROOM THREE:

2.70m x 2.60m (8'10 x 8'6) Oak effect floor, radiator with ornate cover, under stair storage cupboard, space for computer desk. Open plan into kitchen area.

**FAMILY
BATHROOM:**

White three piece suite comprising panel enclosed bath with power shower over, concealed low level W.C, half pedestal wash hand basin, radiator, storage cupboard, part tiled walls, laminate wood effect flooring and side aspect opaque double glazed window.

**RECENTLY FITTED
KITCHEN:**

3.85m x 2.45m (12'8 x 8'1) Comprising eye and base level unit with rolled edge work surfaces, single sink with mixer tap, fitted double oven, hob and extractor over, fitted dishwasher, space for other appliances, laminate wood effect flooring, side aspect double glazed windows and door to:

**L SHAPED
LOUNGE/DINING
ROOM:**

DINING/FAMILY ROOM: 9.35m x 3.20m (30'8 x 10'6)

LIVING ROOM: 5.40m x 3.30m (17'8 x 10'10)

Radiators, laminate wood effect flooring and rear aspect double glazed patio doors to:

OUTSIDE

**SOUTH FACING
GARDEN:**

Approximately 60ft. Patio area's, artificial lawn area, timber shed, external lighting, external tap, low maintenance travel areas, side access and enclosed by panel fencing.

**ATTACHED SINGLE
GARAGE:**

4.65m x 2.30m (15'3 x 7'7) Side hung timber doors, side aspect window and power and lighting.

PARKING:

Own driveway providing off street parking for up to three vehicles.

FRONT GARDEN:

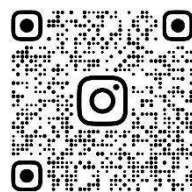
Pathway to main entrance, flower, shrub and tree borders and low maintenance gravel areas and enclosed by panel fencing.

**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

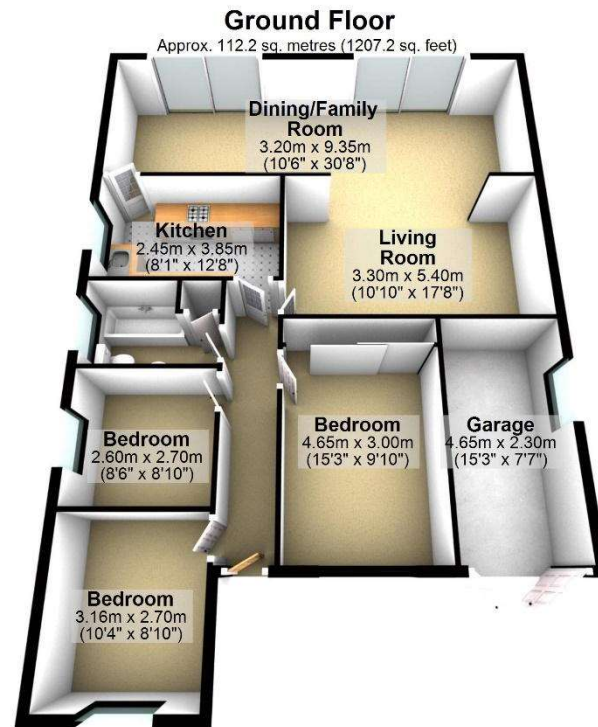


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FLOORPLAN



Total area: approx. 112.2 sq. metres (1207.2 sq. feet)

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

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EPC

Energy performance certificate (EPC)			
42 South Avenue EGHAM TW20 8HQ	Energy rating	Valid until:	18 April 2033
	D	Certificate number: 0100-2331-1146-2097-8585	

Property type: Detached bungalow

Total floor area: 111 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		