



Spring Avenue, Egham, TW20 9PJ

£675,000 Freehold



Currently occupied by the second owners since being built in the 1950's, this four double bedroom semi-detached which has undergone a rear and loft extension, offering over 2000sq ft of accommodation! The property offers two receptions, ground floor wet room, recently installed kitchen with grey quartz worktops and bi-folds onto the garden, first floor family bathroom and timber frame garden room which would make the perfect home gym/office. In addition there is an attached single garage and parking for three/four vehicles.

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Composite front door to:

**ENTRANCE
HALLWAY:**

Oak effect flooring, under stair storage area, door to lounge and hallway with additional storage, side aspect double glazed window. Stairs to first floor.

LOUNGE:

3.90m x 3.80m (12'10 x 12'5) Front aspect double glazed window, Oak effect flooring, radiator. Door to:

DINING AREA:

3.65m x 2.90m (12'x 9'6) Oak effect flooring, radiator, open into

**DOWNSTAIRS WET
ROOM:**

Fully tiled, vanity wash hand basin unit low level W.C, walk in shower heated towel rail

**KITCHEN/
BREAKFAST ROOM:**

7.15m x 3.65m (23'5 x 12') Comprising range of eye and base level duck egg shaker style units with grey quartz worktop, space for American style fridge/freezer, washing machine, tumble dryer and dishwasher, ceramic double sink with mixer tap over, breakfast bar with five ring gas hob and extractor over, stairs to first floor landing. Access to loft with drop down ladder and lighting.

FIRST FLOOR:

BEDROOM ONE:

3.90m x 3.80m (12'10 x 12'5) Front aspect double glazed window, carpet floor, radiator

BEDROOM TWO:

3.65m x 3.15m (12' x 10'4) Rear aspect double glazed window, carpet floor, radiator.

FAMILY BATHROOM:

Fully tiled, low level enclosed W.C, wall hung sink with storage under, tile enclosed bath with shower over and glass shower screen.

Stairs to second floor:

BEDROOM THREE:

4.55m x 2.50m (14'11 x 8'2) Front aspect Velux windows, fitted cupboard, eaves storage, carpet flooring.

BEDROOM FOUR:

5.90m x 2.50m (19'4 x 8'3) Rear aspect Velux windows fitted cupboard, access to eaves storage, carpet flooring.

OUTSIDE

REAR GARDEN:

Decking area leading onto patio, timber frame BBQ enclosure laid to lawn with various shrub and tree border.

OUTBUILDING:

UPVC doors and windows, Oak effect flooring, power and light with separate entrance to shed area.

Outside driveway for multiple vehicles and access to garage.

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



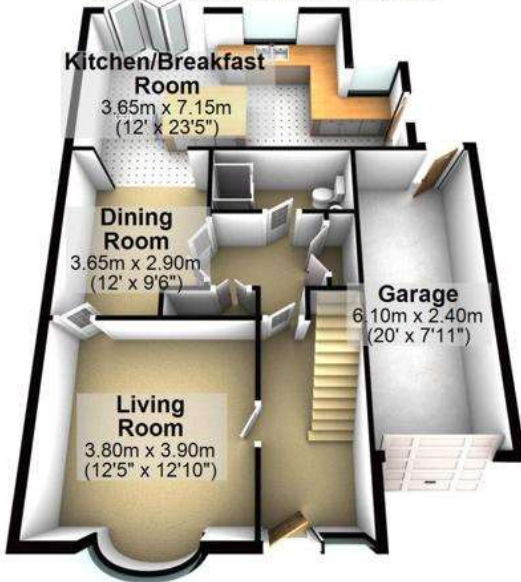
@NEVIN_AND_WELLS

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FLOORPLAN

Ground Floor

Approx. 84.9 sq. metres (914.2 sq. feet)



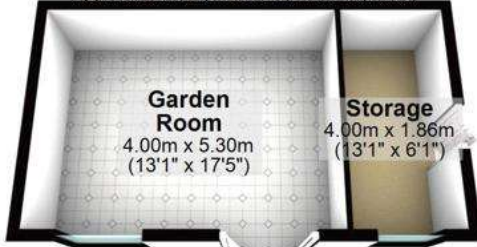
First Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



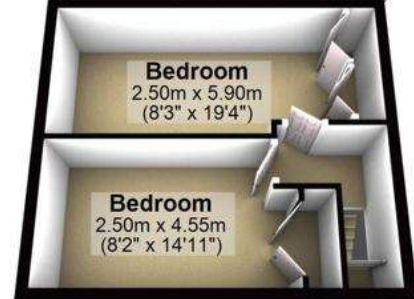
Garden Room/Storage

Approx. 29.0 sq. metres (312.2 sq. feet)



Second Floor

Approx. 30.1 sq. metres (324.1 sq. feet)



Total area: approx. 188.6 sq. metres (2030.0 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)		
21 Spring Avenue EGHAM TW20 9PJ	Energy rating C	Valid until: 5 July 2033 Certificate number: 0110-2336-2136-2007-2535
Property type	Semi-detached house	
Total floor area	141 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 rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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