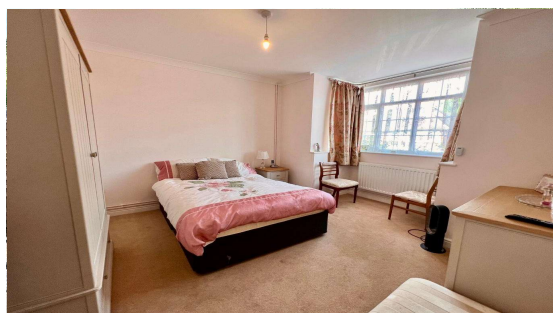




South Avenue, Egham, TW20 8HQ

£600,000 Freehold



A very well presented three double bedroom extended detached bungalow, with own driveway providing off street parking for several vehicles leading to a detached double garage. Accommodation comprises entrance porch, entrance hallway, wet room, large 20ft living room, dining room, recently fitted kitchen, separate utility room, separate W.C and a 65ft South facing rear garden. **NO ONWARD CHAIN**

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Double glazed main door to:

<u>ENTRANCE PORCH:</u>	Side access double glazed windows, front aspect double glazed port hole windows, solid oak flooring and door to:
<u>ENTRANCE HALLWAY:</u>	Coved ceiling, access to loft, radiator, solid oak flooring and doors to all rooms.
<u>LIVING ROOM:</u>	6.20m x 3.60m (20'4 x 11'10) Coved ceiling, ceiling rose, radiator, feature fireplace with coal effect gas fire, side aspect double glazed window, rear aspect double glazed French doors to garden and fitted carpet.
<u>DINING ROOM:</u>	3.05m x 3.00m (10' x 9'10) Coved ceiling, radiator, side aspect double glazed window, solid oak flooring and door to:
<u>RECENTLY FITTED KITCHEN:</u>	3.30m x 3.00m (10'10 x 9'10) Comprising eye and base level units, solid oak work surfaces, fitted double oven, hob and extractor over, fitted dishwasher, space for other appliances, one and half bowl drainer unit with mixer tap, part tiled walls, wood effect vinyl flooring, rear aspect double glazed window and door to:
<u>UTILITY ROOM:</u>	Comprising eye and base level units, solid oak work surface, space for appliances, wall mounted boiler, part tiled walls, wood effect vinyl flooring, rear aspect double glazed window, rear aspect double glazed door to garden and door to:
<u>SEPARATE W.C:</u>	Fully tiled walls, concealed low level W.C, vanity enclosed wash hand basin, heated towel rail, wood effect vinyl flooring and side aspect double glazed window.
<u>BEDROOM ONE:</u>	4.20m x 3.60m (13'9 x 11'10) Coved ceiling, radiator, fitted carpet and front aspect double glazed box bay window.
<u>BEDROOM TWO:</u>	4.20m x 3.60m (13'9 x 11'10) Coved ceiling, radiator, fitted carpet and front aspect double glazed box bay window.
<u>BEDROOM THREE:</u>	3.05m x 3.00m (10' x 9'10) Coved ceiling, radiator, fitted carpet and side aspect double glazed window.
<u>WET ROOM:</u>	Comprising walk in shower area with power shower, concealed low level W.C, vanity enclosed wash hand basin, extractor fan, fully tiled walls, non slip vinyl flooring and single glazed window.
<u>OUTSIDE</u>	
<u>SOUTH FACING REAR GARDEN:</u>	Approximately 65ft. Patio areas, lawn areas, well established flower, shrub and tree borders, external power and lighting, external tap and enclosed by panel fencing and brick walling.
<u>DETACHED DOUBLE GARAGE:</u>	Up and over door with power and lighting.
<u>FRONT GARDEN:</u>	Flower and shrub borders, double gates to driveway, pathway to main entrance and enclosed by brick walling.
<u>COUNCIL TAX BAND:</u>	E - Runnymede Borough Council

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FLOORPLAN

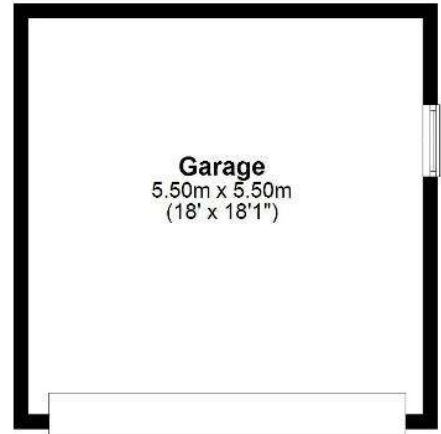
Ground Floor

Approx. 105.4 sq. metres (1134.1 sq. feet)



Garage

Approx. 30.2 sq. metres (325.5 sq. feet)



Total area: approx. 135.6 sq. metres (1459.5 sq. feet)

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

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EPC

40 South Avenue EGHAM TW20 8HQ	Energy rating D
Valid until 19 July 2033	Certificate number 9437-7623-6200-0981-8292

Property type	Detached bungalow
Total floor area	110 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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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