



**Ashleigh Avenue, Egham, TW20 8LA**

**£475,000 Freehold**



Situated on a corner plot is this extended three bedroom semi-detached home, located close to shops and schools. The property has a full width ground floor extension to now offer a large lounge, open kitchen/dining room, as well as a utility room and first floor bathroom. In addition, there is a detached garage and huge scope for a two storey extension (subject to planning permission)

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Double glazed door into:

**ENTRANCE PORCH:**

Storage cupboard, double glazed windows to side and door to:

**ENTRANCE HALL:**

Radiator, stairs to first floor with cupboard below. Double doors into:

**LOUNGE:**

**7.30m x 3.50m (24' x 11'6)** Brick chimney with gas fire, radiator, double glazed window to front and double doors into:

**DINING ROOM:**

**2.90m x 2.80m (9'6 x 9'2)** Wood effect laminate flooring, radiator, double glazed sliding patio doors onto garden and opening to:

**KITCHEN:**

**2.90m x 2.75m (9'6 x 9')** Eye and base level units with tiled work surfaces, single drainer stainless steel sink unit with mixer tap, four ring gas hob with extractor over, built in oven, double glazed window to rear and archway to:

**UTILITY AREA:**

**2.60m x 2.35m (8'7 x 7'9)** Space for appliances, work surface and eye level units, built in pantry, double glazed door to side and door to entrance hall.

**SHOWER ROOM:**

In white with low level W.C, wash hand basin, shower cubicle with manual mixer shower, ladder radiator, part tiled walls, ceramic tiled floor, extractor fan.

**LANDING:**

Hatch to loft, double glazed window to side and doors to:

**BEDROOM ONE:**

**3.80m x 3.40m (12'5 x 11'2)** Fitted wardrobes, radiator and double glazed window to rear.

**BEDROOM TWO:**

**3.41m x 2.95m (11'2 x 9'8)** Radiator and double glazed window to front.

**BEDROOM THREE:**

**2.60m x 2.40m (8'7 x 7'11)** Built in cupboard, radiator and double glazed window to front.

**BATHROOM:**

Panel enclosed bath with mixer tap and shower over, low level W.C, vanity sink unit with cupboard below, radiator, part tiled walls and double glazed window to rear.

**OUTSIDE**

**REAR/SIDE GARDEN:**

**'L'shaped approximately 60ft x 50ft.** Block paved area to rear and side, fully enclosed with side access gate, outside tap and light, private raised patio area, superb potential for side extension (subject to planning permission) and access to:

**DETACHED GARAGE:**

Brick built with metal up and over door, approached via:

**OWN DRIVEWAY:**

With metal gate and parking for one vehicle.

**COUNCIL TAX BAND:**

E- Runnymede Borough Council

**VIEWINGS:**

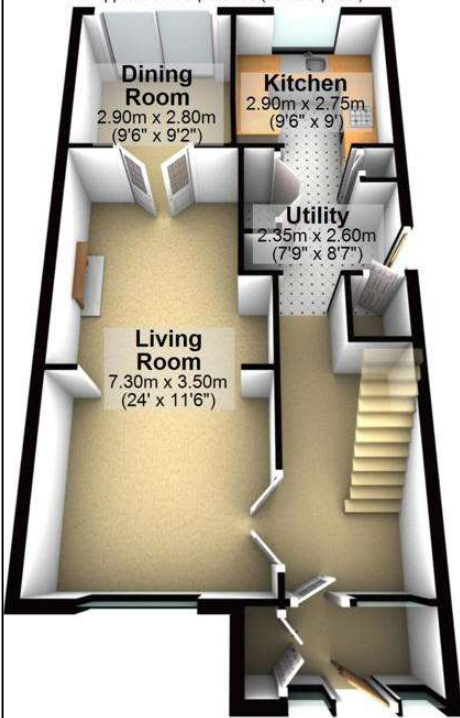
**By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**

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FLOORPLAN

**Ground Floor**

Approx. 61.4 sq. metres (661.2 sq. feet)



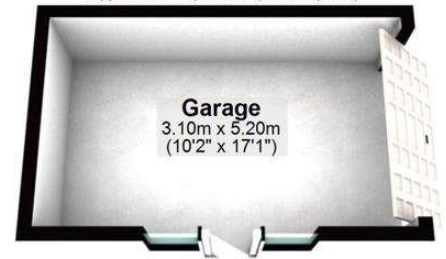
**First Floor**

Approx. 41.3 sq. metres (444.4 sq. feet)



**Garage**

Approx. 16.1 sq. metres (173.6 sq. feet)



Total area: approx. 118.8 sq. metres (1279.1 sq. feet)

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

## Ashleigh Avenue, Egham, Surrey, TW20 8LA

### EPC

Energy performance certificate (EPC)		
18 Ashleigh Avenue EGHAM TW20 8LA	Energy rating <b>D</b>	Valid until: 31 May 2033 Certificate number: 1400-9995-6722-2109-1673
Property type	Semi-detached house	
Total floor area	99 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 D. 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		84 B
69-80	C		
55-68	D	80 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