



Wavendene Avenue, Egham, TW20 8JY

£550,000 Freehold



Having been extended and refurbished to a high specification by the current owners, this three/four versatile home located on a popular residential development within a mile of Egham Station and Magna Square. This 'turn key ready' property hosts en-suite facilities, family bathroom, open plan fully fitted kitchen/lounge with bi-fold doors onto a beautiful South East facing garden. In addition there are two outbuildings currently used as a guest room and gym, along with a two vehicle driveway to the front.

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Composite front door to:

ENTRANCE HALLWAY: Tiled floor, radiator, doors to all rooms.

**KITCHEN/DINING/
LIVING ROOM:** 7.20m x 5.45m (23'7 x 17'11) Range of base and eye level handleless grey units, oversize handleless drawers, white stone worktops, matching breakfast bar/kitchen island with chrome swan neck mixer tap over single sink and drainer and hot water tap, fitted dishwasher, washing machine, oven with integrated microwave, induction hob with extractor over, space for American fridge freezer, tiled floor running through to lounge area with lantern roof light and bi-folding doors to garden.

BEDROOM ONE: 3.72m x 3.35m (12'2 x 11') Front aspect box bay window, carpet floor, radiator. Door to:

EN-SUITE SHOWER ROOM: Fully tile enclosed shower, vanity wash hand basin unit with chrome mixer tap, low level W.C, heated towel rail and low level storage.

BEDROOM TWO: 3.66m x 3.35m (12' x 11') Front aspect UPVC window, carpet floor, radiator.

FAMILY BATHROOM: Side aspect frosted window, pattern tiled flooring, low level W.C, vanity wash hand basin with chrome effect mixer tap, contemporary style bath with shower over and glass dividing shower screen. Part tiled walls and heated towel rail.

BEDROOM THREE: 5.75m x 4.10m (18'10 x 13'5) Stairs to first floor bedroom, Velux windows, carpet floor.

OUTSIDE

GARDEN: Approximately 80ft. Landscaped rear garden consisting of decking area with pergola, patio area, lawn section with raised decking leading to the end. Two outbuildings:

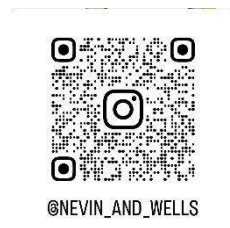
GYM: 4.70m x 2.70m (15'5 x 8'10) Power and lighting and internet connection, carpet floor, two windows and double doors.

GARDEN ROOM/GUEST BEDROOM: 4.70m x 2.30m (15'5 x 7'7) Double doors and side aspect windows, power, lighting and internet connection, wood effect flooring.

FRONT: Block paved driveway for two vehicles with additional shared driveway to the rear.

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

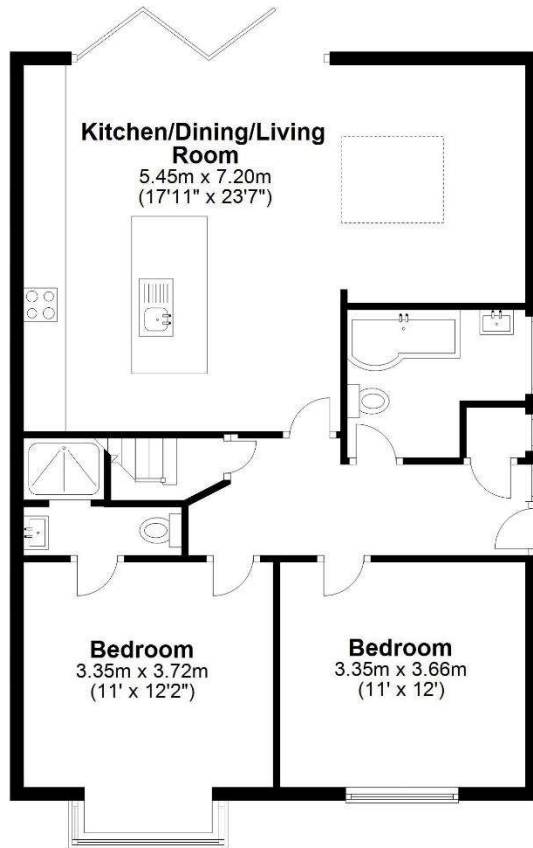


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FLOORPLAN

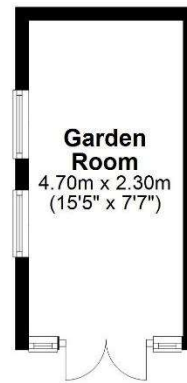
Ground Floor

Approx. 81.0 sq. metres (871.4 sq. feet)



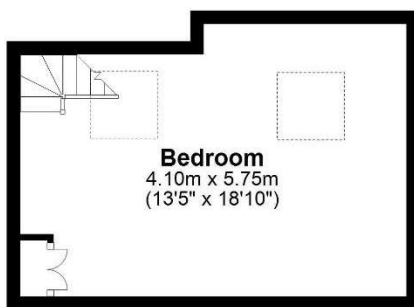
Garden Room

Approx. 10.8 sq. metres (116.4 sq. feet)



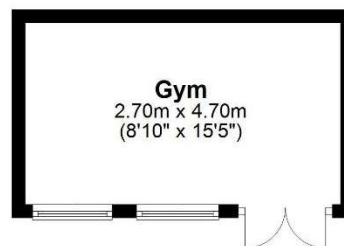
First Floor

Approx. 22.2 sq. metres (238.9 sq. feet)



Gym

Approx. 12.7 sq. metres (136.6 sq. feet)



Total area: approx. 126.6 sq. metres (1363.2 sq. feet)

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

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EPC

40 Wavendene Avenue EGHAM TW20 8JY		Energy rating C
Valid until 17 August 2033	Certificate number 0140-2348-3186-2097-6521	

Property type Semi-detached bungalow

Total floor area 102 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 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		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		