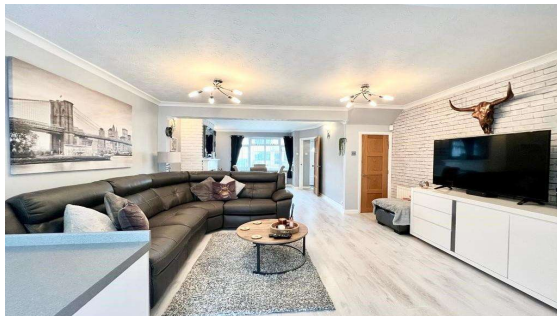




**Warwick Avenue, Egham, Surrey, TW20 8LS      £465,000 Freehold**



An absolute Tardis of a property, having benefited from a double storey extension and a loft conversion to now offer three double bedrooms, through lounge/diner, modern kitchen, ground floor cloakroom, first floor four piece bathroom, 60ft rear garden with a large double garage to rear, as well as parking to the front. Located close to schools, shops and with excellent access to motorways.

**Warwick Avenue, Egham, Surrey, TW20 8LS**

Double glazed front door into:

- ENTRANCE HALLWAY:** Stairs to first and floor.
- LOUNGE/DINING ROOM:** 7.91m x 4.45m (25' x 14'7) Wood effect laminate flooring, radiators, feature fireplace with display mantle over, coved ceiling, two wall lights, double glazed window to front, under stair storage cupboard, door to downstairs cloakroom and open plan to kitchen.
- DOWNSTAIRS CLOAKROOM:** Approached via inner hallway with low level W.C, wall mounted wash hand basin, radiator, fully tiled walls and double glazed window to rear.
- MODERN KITCHEN:** 2.93m x 2.76m (9'7 x 9') Gloss white base and eye level units with granite effect work surfaces, fitted oven, four ring gas hob and extractor over, space for other appliances, one and half bowl ceramic Butler sink with mixer tap, cupboard housing boiler, part tiled walls, fully tiled floor and French doors to rear garden.
- FIRST FLOOR LANDING:** with radiator and doors to:
- BEDROOM ONE:** 4.24m x 4.20m (13'11 x 13'9) Radiator, wood effect laminate flooring, coved ceiling and double aspect double glazed windows to rear.
- BEDROOM TWO:** 3.18m x 2.94m (10'5 x 9'7) Wood effect laminate flooring, radiator, built in wardrobe and double glazed window to front.
- FOUR PIECE BATHROOM:** Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level W.C, fully tiled floor and walls, built in storage cupboard and walk in shower cubicle.
- SECOND FLOOR:**
- BEDROOM THREE:** 4.04m x 3.84m (13'9 x 12'7) Wood effect laminate flooring, built in double wardrobe, loft eaves storage, built in drawers, radiator and double glazed window to rear.
- OUTSIDE**
- GARDEN:** **Approximately 60ft** Raised paved patio area with step down to large pond and lawned area, leading to decked area with door to brick built **WORKSHOP/SHED** with great potential to convert into and office, fully enclosed by fencing.
- DOUBLE GARAGE:** 7.26m x 5.26m (23'9 x 17'3) With light and power, door to garden and double doors to rear.
- REAR PARKING:** For three/four vehicles, approached via side access road.
- FRONT:** Hardstanding with parking for two vehicles.
- 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](http://www.nevinandwells.co.uk)



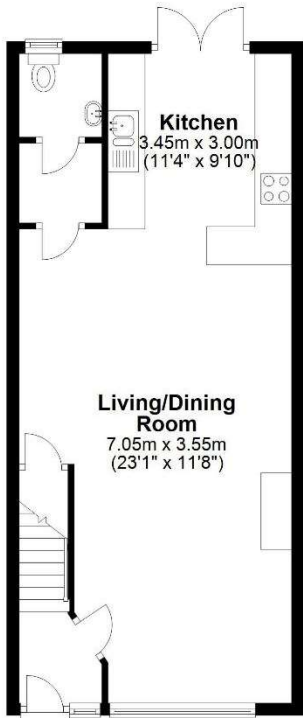
@NEVIN\_AND\_WELLS

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FLOORPLAN

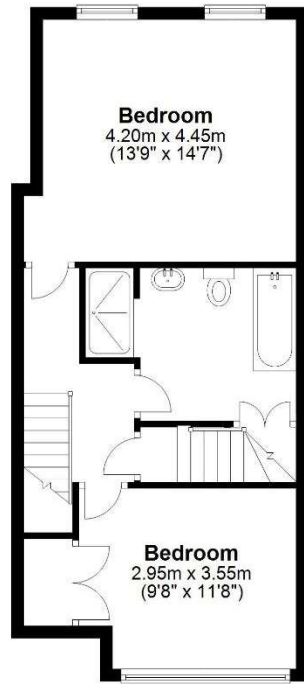
**Ground Floor**

Approx. 47.2 sq. metres (507.7 sq. feet)



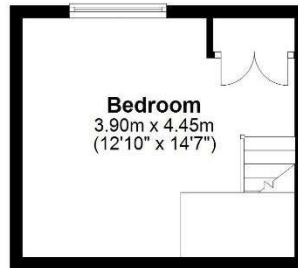
**First Floor**

Approx. 45.3 sq. metres (487.1 sq. feet)



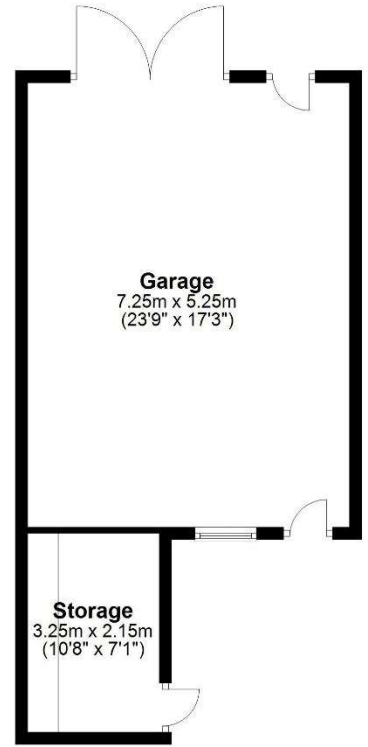
**Second Floor**

Approx. 17.4 sq. metres (187.0 sq. feet)



**Garage**

Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 155.1 sq. metres (1669.1 sq. feet)

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



Warwick Avenue, Egham, Surrey, TW20 8LS

EPC

**Energy performance certificate (EPC)**

124 Warwick Avenue EGHAM TW20 8LS	Energy rating <b>C</b>	Valid until: 13 July 2033  Certificate number: 7317-7023-3160-0454-5296
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Property type	Mid-terrace house
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 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.](#)

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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		