



South Avenue, Egham, Surrey, TW20 8HG

OIEO £425,000 Freehold



Offering immense character and charm, a spacious halls adjoining two bedroom Edwardian home, situated in a quiet avenue. Benefits include shaker style kitchen, first floor classic style bathroom, large lounge with feature fireplace and separate dining room. Externally, there is a mature cottage style 115ft (35m) garden and a single garage to rear. Local schools, shops and park are five minutes' walk away.

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Front door into porch, internal door into:

- LOUNGE:** 4.55m x 4.05m (14'11 x 13'3) Radiator, exposed floorboards, ornate coving, feature open fireplace with ornate surround. Double glazed bay window to front. Door into:
- INNER LOBBY:** Stairs to first floor. Door into:
- DINING ROOM:** 3.65m x 3.15m (12' x 10'4) Radiator, coved ceiling, exposed floorboards, under stair cupboard. Double glazed window to rear. Door into:
- KITCHEN:** 3.70m x 2.80m (12'2 x 9'2) Range of shaker style base and eye level units, laminate worktops, tile effect flooring, tiled splash back, wall mounted gas boiler, space for appliances. Built in electric oven and four ring gas hob, single bowl single drainer ceramic sink with chrome mixer tap. Dual aspect double glazed windows to side and rear. Double glazed door into rear garden.
- LANDING:** Storage cupboard, hatch to loft space.
- BEDROOM ONE:** 4.05m x 3.45m (13'3 x 11'4) Radiator, two built in wardrobes. Two double glazed windows to front.
- BEDROOM TWO:** 3.65m x 2.40m (12' x 7'10) Radiator. Double glazed window to rear.
- BATHROOM:** 2.38m x 2.35m (7'10 x 7'8) White suite comprising low level W.C, pedestal wash hand basin, panel bath with telephone style chrome mixer tap, part tiled walls, airing cupboard housing hot water cylinder, exposed floorboards. Frosted double glazed window to rear.

OUTSIDE

- REAR GARDEN:** 35m (115ft) A mature and extensively planted cottage style garden with pergola over seating area, pond, outside tap, lawn, various trees and shrubs. Side and rear access gates. Large triple door brick storage shed.
- FRONT GARDEN:** Inset shrubs and picket fence to front.
- GARAGE:** 6.50m x 3.25m (21'4 x 10'8) Single brick garage to rear, off Devils Lane.
- 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



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FLOORPLAN

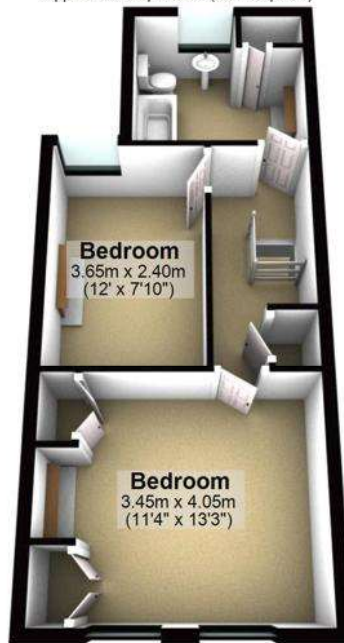
Ground Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



Garage

Approx. 21.1 sq. metres (227.4 sq. feet)



Total area: approx. 106.0 sq. metres (1140.5 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)

10 South Avenue EGHAM TW20 8HG	Energy rating D	Valid until: 13 July 2033 Certificate number: 9347-1015-7263-9227-0200
Property type	Semi-detached house	
Total floor area	72 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.](#)

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

