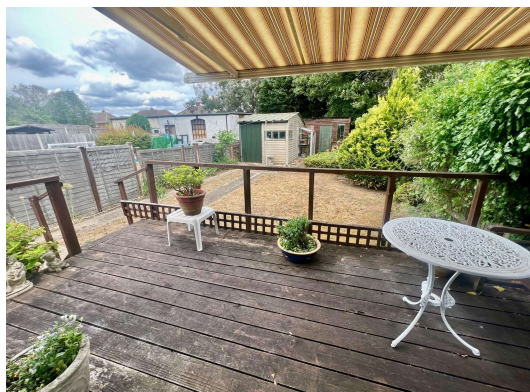
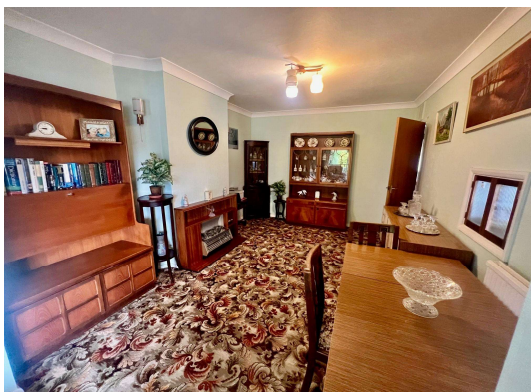




**South Avenue, Egham, Surrey, TW20 8HG    £384,000 Freehold**

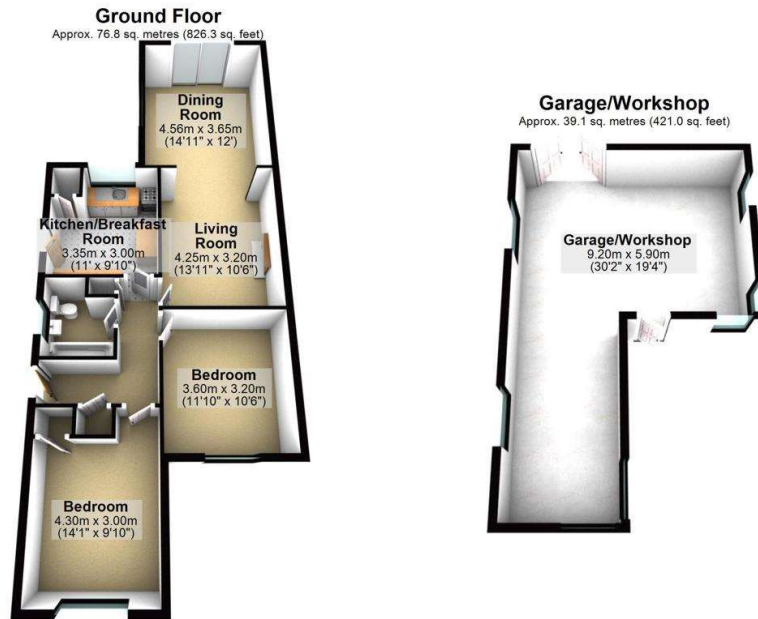


An excellent opportunity to acquire this rarely available extended semi-detached bungalow with double garage and private rear garden. The property is in need of updating throughout. Accommodation comprises entrance hallway, lounge/dining room, kitchen and two double bedrooms. Further benefits include double glazing throughout, gas central heating and **NO ONWARD CHAIN**.

**Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

# South Avenue, Egham, Surrey, TW20 8HG

## FLOOR PLAN



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

## EPC

**Energy performance certificate (EPC)**

34 South Avenue EGHAM TW20 8HG	Energy rating <b>D</b>	Valid until: 28 June 2033 Certificate number: 2714-1015-0266-0637-0204
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Property type: Semi-detached bungalow  
Total floor area: 76 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: E** - Runnymede Borough Council