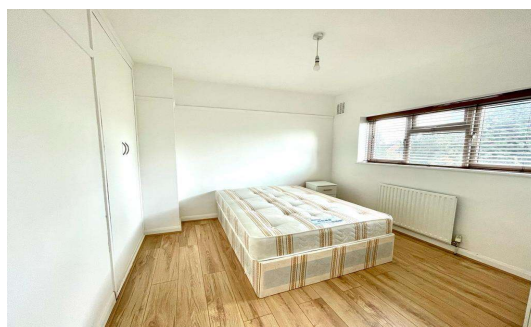
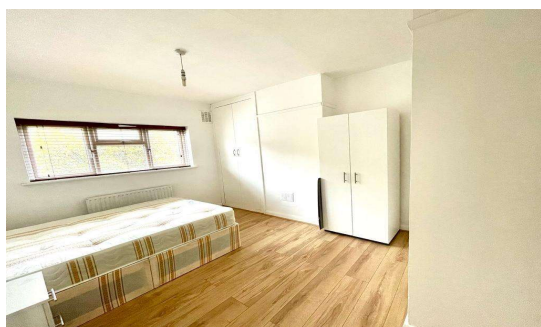
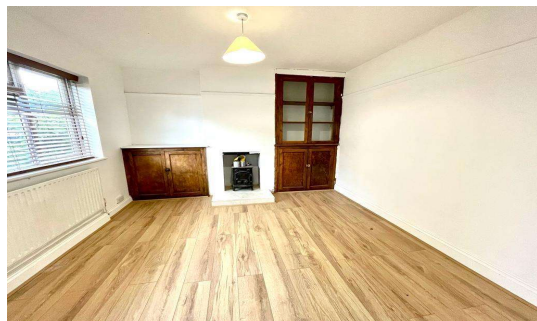




**Lynwood Avenue, Egham, TW20 9RE**

**£450,000 Freehold**



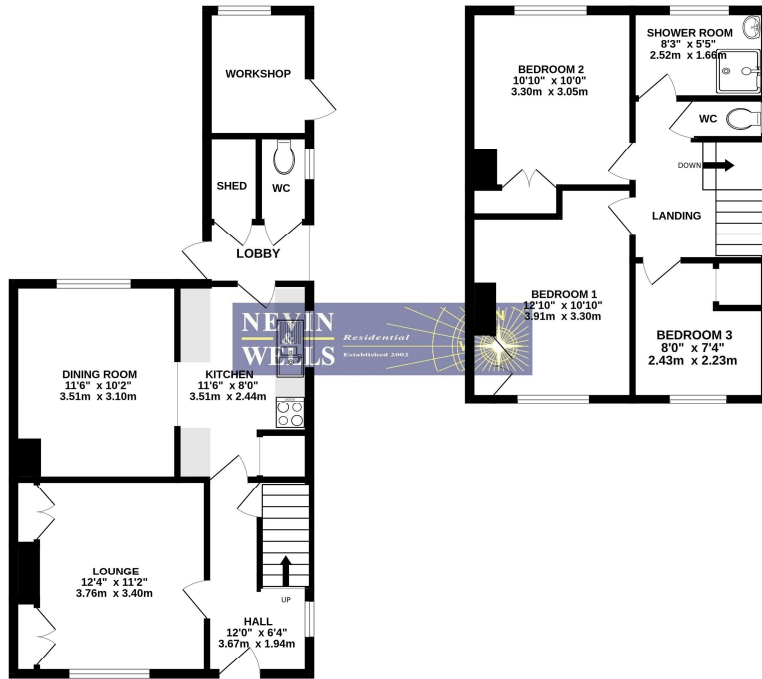
Situated close to the High Street and mainline station is this three bedroom, semi-detached family home. The property is being sold with **NO ONWARD CHAIN** and offers two receptions, first floor bathroom, downstairs cloakroom, 60ft rear garden and the huge benefit of parking to the rear suitable for a double width garage (subject to planning permission).

# Lynwood Avenue, Egham, Surrey, TW20 9RE

## FLOORPLAN

GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Mark Wall Merges 01293

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

### EPC

47 Lynwood Avenue  
EGHAM  
TW20 9RE

Energy rating: **D**

Valid until: 5 August 2029  
Certificate number: 0753-2879-6582-9001-5829

Property type: Semi-detached house  
Total floor area: 78 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 D. It has the potential to be C.  
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
82+	A		
61-81	B		
44-60	C		
29-43	D	64 D	78 C
13-28	E		
1-12	F		
	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

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

