



**Spring Avenue, Egham, Surrey, TW20 9PJ**

**£600,000 Freehold**



An extended four bedroom family home, with annexe potential, offered for sale with **NO ONWARD CHAIN**. Benefits include two reception rooms, large kitchen, open plan diner, music room/study, two bathrooms and utility room. Externally, there is an 80ft (24.38m) secluded garden and integral garage via a private drive. Access to local schools and mainline station is ten minutes walk away.

**Spring Avenue, Egham, Surrey, TW20 9PJ**

<b><u>PORCH:</u></b>	Tiled step, double glazed front door into:
<b><u>ENTRANCE HALL:</u></b>	Radiator, under stair cupboard, stairs to first floor. Double glazed window to front.
<b><u>LIVING ROOM:</u></b>	<b>3.81m x 3.66m (12'6 x 12')</b> Radiator, coved ceiling, sliding door into family room. Double glazed bay window to front.
<b><u>DINING ROOM:</u></b>	<b>3.03m x 2.90m (9'11 x 9'6)</b> Radiator, plate rail. Open plan into:
<b><u>FAMILY ROOM:</u></b>	<b>4.50m x 1.83m (14'9 x 6')</b> Radiator, ceiling skylight. Double glazed window and sliding patio door to rear. Glass door into:
<b><u>UTILITY ROOM:</u></b>	<b>5.15m x 3.35m (16'11 x 11'0)</b> Wall mounted Worcester Bosch gas boiler, three ceiling skylights. Double glazed door into rear garden. Glass doors into:
<b><u>STUDY:</u></b>	<b>5.85m x 2.40m (19'2 x 7'10)</b> Radiator. Double glazed window to rear. Double glazed French doors into rear garden.
<b><u>SHOWER ROOM:</u></b>	In white with low level W.C, wash hand basin, shower cubicle with manual mixer shower, ladder radiator, part tiled walls, ceramic tiled floor, extractor fan.
<b><u>FIRST FLOOR LANDING:</u></b>	Double glazed window to side.
<b><u>W.C:</u></b>	Low level W.C. Double glazed window to side.
<b><u>BATHROOM:</u></b>	In white with low level W.C, wash hand basin set into vanity unit, panel bath with electric mixer shower over, radiator, part tiled walls. Double glazed window to side.
<b><u>BEDROOM TWO:</u></b>	<b>3.35m x 2.86m (11' x 9'4)</b> Radiator, picture rail. Double glazed window to front.
<b><u>BEDROOM THREE:</u></b>	<b>3.35m x 3.05m (11' x 10')</b> Radiator, airing cupboard housing hot water cylinder, picture rail, built in wardrobe. Double glazed window to rear.
<b><u>BEDROOM FOUR:</u></b>	<b>2.65m x 2.50m (8'8 x 8'2)</b> Radiator. Double glazed window to front.
<b><u>SECOND FLOOR LANDING:</u></b>	Double glazed window to rear.
<b><u>BEDROOM ONE:</u></b>	<b>4.20m x 4.05m (13'9 x 13'3)</b> Radiator, built in wardrobe, eaves storage cupboard. Double glazed window to rear.

**OUTSIDE**

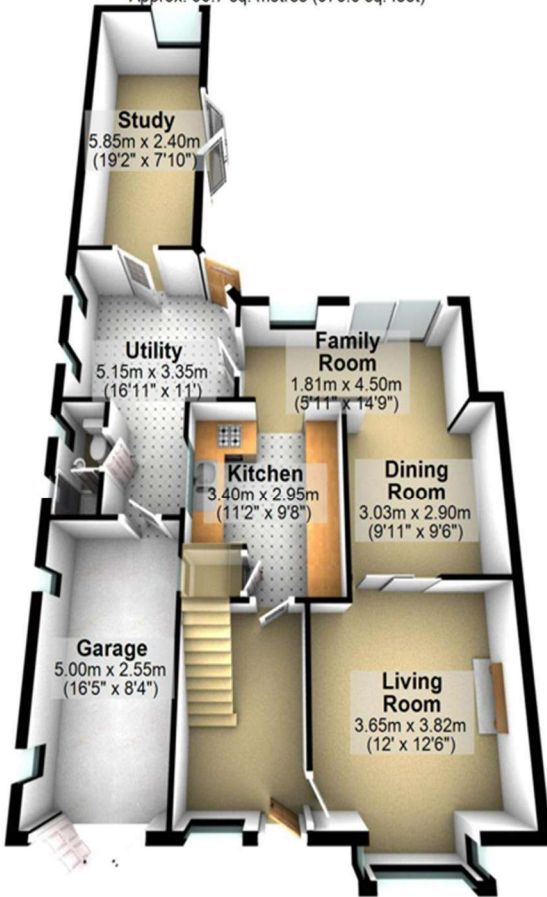
<b><u>REAR GARDEN:</u></b>	<b>80ft (24.38m)</b> A very mature and secluded garden with shaped lawn, rockery, pond, small summer house, small shed, external power point.
<b><u>FRONT GARDEN:</u></b>	Lawn area, inset shrubs.
<b><u>GARAGE:</u></b>	<b>5.00m x 2.55m (16'5 x 8'4)</b> Brick built with light and power. Approached via private driveway.
<b><u>COUNCIL TAX BAND:</u></b>	E- Runnymede Borough Council
<b><u>VIEWINGS:</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>

**Spring Avenue, Egham, Surrey, TW20 9PJ**

**FLOORPLAN**

**Ground Floor**

Approx. 90.7 sq. metres (976.6 sq. feet)



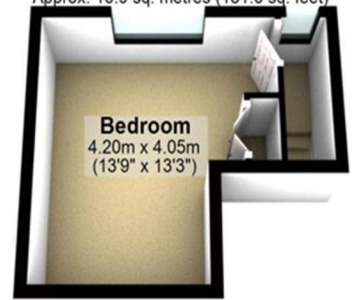
**First Floor**

Approx. 40.3 sq. metres (434.3 sq. feet)



**Second Floor**

Approx. 16.9 sq. metres (181.6 sq. feet)



Total area: approx. 147.9 sq. metres (1592.5 sq. feet)

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

## Spring Avenue, Egham, Surrey, TW20 9PJ

### EPC

27 Spring Avenue EGHAM TW20 9PJ		Energy rating <b>C</b>
Valid until <b>18 May 2033</b>	Certificate number <b>9517-2025-1160-0361-5292</b>	

Property type	Semi-detached house
Total floor area	132 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 C.

See [how to improve this property's energy efficiency](#).

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

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