



Ashleigh Avenue, Egham, TW20 8LA

£480,000 Freehold



An extended three bedroom family home, offering 'NO ONWARD CHAIN' situated within a mile of Egham Station and Magna Square and the mainline station. Benefits include modern kitchen and bathroom, spacious lounge/ diner, utility room, downstairs cloakroom, two car drive and neatly landscaped garden. Local schools, shops and leisure centre are a ten minute walk away.

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<u>ENCLOSED PORCH:</u>	Double glazing front door and window, coat rack. Glazed door into:
<u>ENTRANCE HALLWAY:</u>	4.82m x 2.03m (15'10 x 6'8) Radiator, under stair storage cupboard, ceramic tiled floor, coved ceiling.
<u>W.C:</u>	In white with low level W.C, ceramic tiled floor, wash hand basin.
<u>LOUNGE:</u>	3.56m x 3.41m (11'8 x 11'2) Radiator, coved ceiling. Double glazed window to front. Glazed doors into:
<u>FAMILY/DINING ROOM:</u>	7.17m x 3.25m (23'6 x 10'8) Radiator, coved ceiling, feature cast iron fireplace. Double glazed French doors into rear garden.
<u>UTILITY ROOM:</u>	2.38m x 2.34m (7'10 x 7'8) Storage units, larder cupboard, ceramic tiled floor, wall mounted gas boiler. Double glazed door to side access. Open plan into:
<u>KITCHEN:</u>	2.34m x 2.30m (7'8 x 7'7) Range of white shaker style base and eye level units, laminate worktops, bevel edge tiled splashback, ceramic tiled floor, space for washing machine. Built in electric oven and five ring gas hob, overhead extractor hood. One and half bowl stainless steel single drainer sink unit with mixer tap, coved ceiling. Double glazed window to rear.
<u>LANDING:</u>	2.61m x 2.34m (8'6 x 7'8) Hatch to loft space. Double glazed window to side.
<u>BEDROOM ONE:</u>	3.78m x 3.40m (12'4 x 11'2) Radiator, built in wardrobes. Double glazed window to rear.
<u>BEDROOM TWO:</u>	3.47m x 3.00m (11'4 x 9'10) Radiator. Double glazed window to front.
<u>BEDROOM THREE:</u>	2.63m x 2.44m (8'8 x 8'0) Radiator. Double glazed window to front.
<u>BATHROOM:</u>	2.39m x 2.14m (7'10 x 7'0) White suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer shower over, fitted glass shower screen, fully tiled walls, ceramic tiled floor, chrome ladder radiator, airing cupboard, extractor fan. Frosted double glazed window to rear.
<u>OUTSIDE</u>	
<u>REAR GARDEN:</u>	35ft (10.67m) Paved patio, raised seating deck, inset flower bed, outside tap, side access gate.
<u>GARAGE:</u>	Single detached garage, via shared driveway.
<u>PARKING:</u>	Brick paved parking for two cars.
<u>COUNCIL TAX BAND:</u>	E- Runnymede Borough Council
<u>VIEWINGS:</u>	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
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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.
Made with Metropix 6/2023

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

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EPC

58, Ashleigh Avenue EGHAM TW20 8LA		Energy rating D
Valid until 18 January 2030	Certificate number 9638-6093-7209-6580-6290	

Property type	Semi-detached house
Total floor area	102 square metres

Rules on letting this property

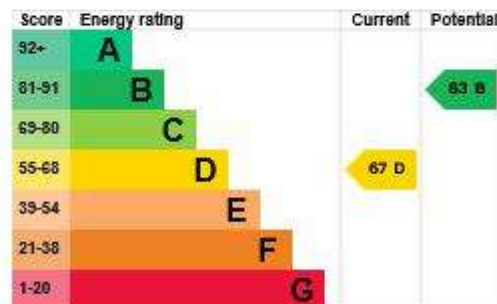
Properties can be let if they have an energy rating from A to E.

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 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