



Park Avenue, Egham, TW20 8HN

£441,000 Freehold



A stunning three bedroom semi-detached period home, which the current owners have added a large loft conversion to, making all bedrooms doubles. In addition there are two reception rooms, shaker style kitchen, 70ft rear garden with Summer house and parking to the front. Located close to schools and shops as well as offering easy access to various motorways.

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Double glazed front door at side of property, leading into:

**ENTRANCE
HALLWAY:**

0.81m x 0.81m (2'8 x 2'8) Stairs to first floor, wood effect flooring. Doors into both receptions.

LOUNGE:

Maximum 3.96m x 3.35m (13' x 11') Radiator, coved cornice ceiling, feature cast iron fireplace, wood effect flooring and double glazed window to front.

DINING ROOM:

3.96m x 3.05m (13' x 10') Radiator, coved cornice ceiling, under stair storage cupboard with light housing meters. Double glazed French doors into rear garden, wood effect laminate flooring and doorway into:

MODERN KITCHEN:

2.95m x 1.98m (9'8 x 6'6) White shaker style eye and base level units with solid Oak work surfaces, Butler sink with mixer tap over, built in oven, four ring gas hob with extractor over, space for appliances, part tiled walls, double glazed window to side, fully tiled floor and doorway to:

UTILITY AREA:

2.03m x 0.81m (6'8 x 2'8) Space for upright fridge/freezer and tumble dryer, overhead cupboard, solid Oak worktop. Double glazed door. Door leading into:

**MODERN
BATHROOM:**

2.08m x 1.98m (6'10 x 6'6) White suite comprising low level W.C, wash hand basin with mixer tap set into vanity unit with storage under, part tiled walls, heated towel rail, panel enclosed bath with chrome mixer tap and Mira shower over, glass shower screen and Frosted double glazed window to side.

LANDING:

Doors into bedrooms two and three with stairs to:

MASTER BEDROOM:

5.35m x 3.50m (17'6 x 11'6) Beautifully light and airy with dressing area combined, radiator, two Velux windows, eaves loft storage and double glazed window to rear.

BEDROOM TWO:

3.96m x 3.05m (13' x 11') Radiator and double glazed window to front.

BEDROOM THREE:

3.05m x 2.75m (10' x 9') Radiator, built in cupboard housing combi boiler, built in under stair wardrobe and double glazed window to rear.

OUTSIDE

REAR GARDEN:

Mainly laid to lawn with raised decking area, timber corner Summer house, paved seating area, outside tap, lighting and power, flower and shrub borders, large timber Summer house with potential to convert to office/man cave, fully enclosed by fencing with side access gate leading to:

PARKING:

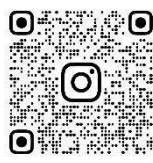
Off street parking for one vehicle plus dropped kerb.

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

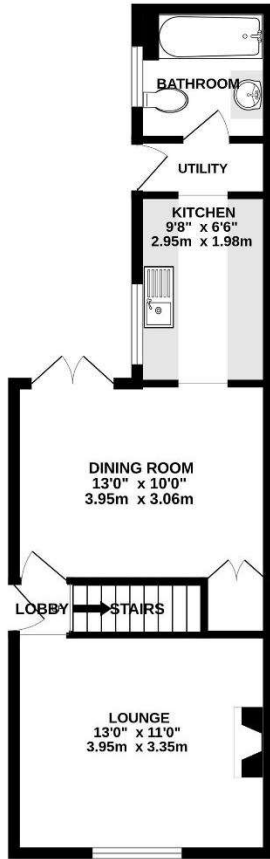


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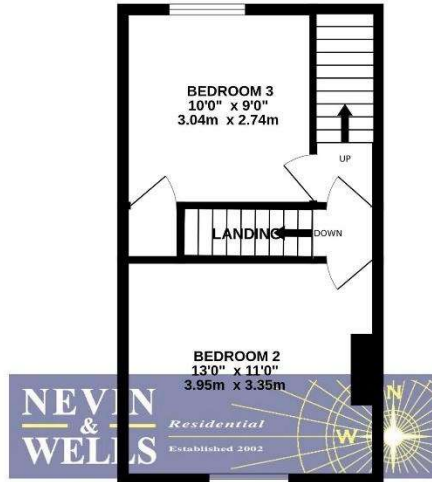
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FLOORPLAN

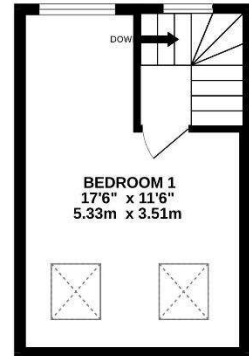
GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



2ND FLOOR
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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.
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EPC

65 Park Avenue EGHAM TW20 8HN		Energy rating D
Valid until 9 May 2033	Certificate number 9100-3026-8205-8407-6200	

Property type Semi-detached house

Total floor area 90 square metres

Rules on letting this property

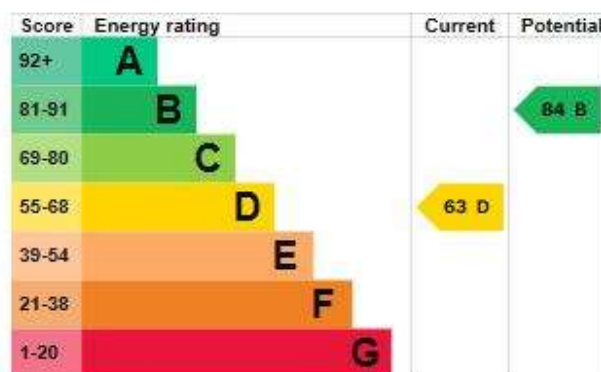
Properties can be let if they have an energy rating from A to E.

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