



Rowan Avenue, Egham, TW20 8AN

£465,000 Freehold



A beautifully presented three bedroom terrace home which has undergone many improvements by the current owners. The versatile accommodation comprises entrance hallway, integrated kitchen, through lounge/ dining room, utility room, downstairs W.C, luxury first floor family bathroom, low maintenance rear garden and block paved driveway providing off street parking for two vehicles. **VIEWINGS ADVISED.**

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Composite double glazed main door to:

**ENTRANCE
HALLWAY:**

Stairs to first floor, coved ceiling, radiator, tiled flooring, front aspect double glazed windows and doors to all rooms.

FITTED KITCHEN:

3.50m x 2.50m (11'6 x 8'2) Comprising eye and base level units with granite work surfaces, single sink unit with mixer tap, fitted double oven, hob and extractor over, space for other appliances, tiled flooring, door to utility room, rear aspect double glazed window and double opening to:

**LOUNGE/DINING
ROOM:**

7.00m x 3.86m (22'11 x 12'8) Coved ceiling, feature fireplace with log burning stove, granite hearth and wooden mantle, radiators with decorative coverings, solid oak flooring and front aspect and rear aspect double glazed windows.

UTILITY ROOM:

2.50m x 2.05m (8'2 x 6'9) Comprising base units, rolled edge work surfaces and space for appliances, tiled flooring, side and rear double glazed windows and rear aspect double glazed door to garden.

DOWNSTAIRS W.C:

Concealed low level W.C, tiled flooring and part tiled walls.

**FIRST FLOOR
LANDING:**

Side aspect double glazed window, access to loft and doors to all rooms.

BEDROOM ONE:

3.85m x 3.35m (12'7 x 11') Coved ceiling, built in wardrobes with mirrored sliding doors, radiator, fitted carpet and front aspect double glazed window.

BEDROOM TWO:

3.35m x 3.05m (11' x 10') Coved ceiling. radiator, laminate wood effect flooring and rear aspect double glazed window.

**BEDROOM
THREE/OFFICE:**

2.85m x 2.30m (9'4 x 7'6) Coved ceiling, built in storage shelving and desk, over stair storage cupboard, radiator, laminate wood effect flooring and front aspect double glazed window.

OUTSIDE

REAR GARDEN:

Patio area, decking area, artificial grass area, outside bar, flower and shrub borders and enclosed by panel fencing.

PARKING:

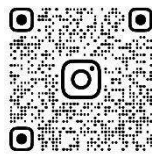
Own driveway providing off street parking for two vehicles.

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



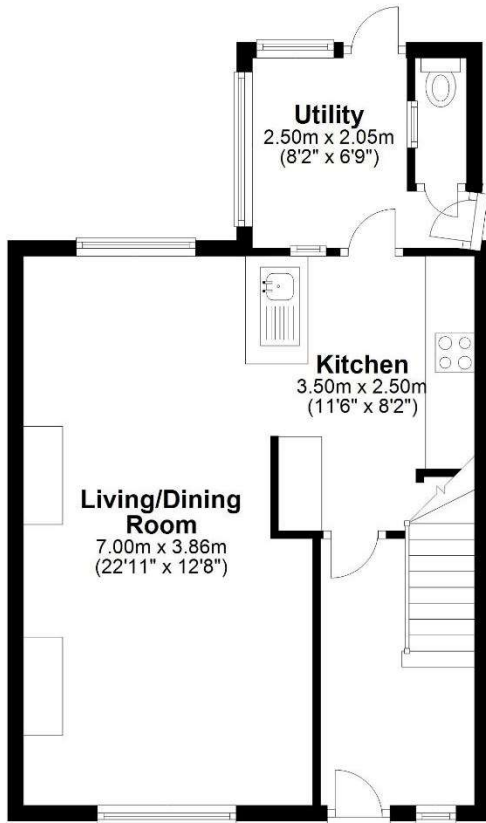
@NEVIN_AND_WELLS

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FLOORPLAN

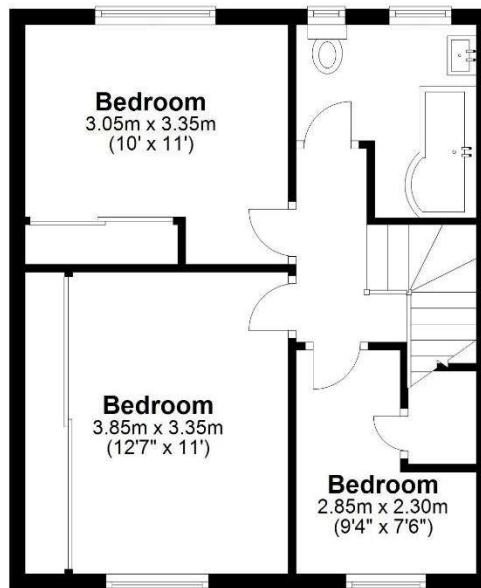
Ground Floor

Approx. 47.1 sq. metres (506.6 sq. feet)



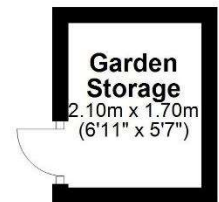
First Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



Garden Storage

Approx. 3.6 sq. metres (38.4 sq. feet)



Total area: approx. 90.9 sq. metres (978.0 sq. feet)

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

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EPC

31, Rowan Avenue EGHAM TW20 8AN	Energy rating C
Valid until 2 August 2025	Certificate number 0178-7009-6238-4735-4910

Property type	Mid-terrace house
Total floor area	70 square metres

Rules on letting this property

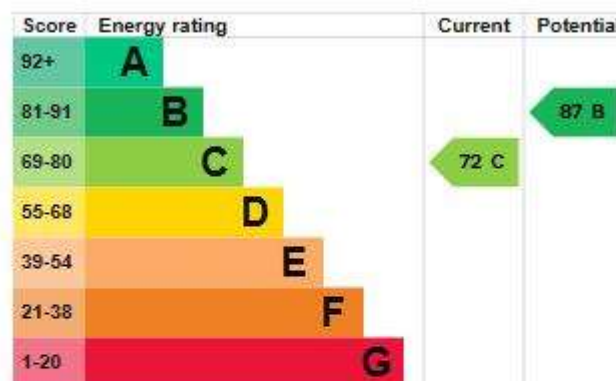
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. 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