

# NEVIN & WELLS

*Distinctive Homes*

Established 2002



Vicarage Avenue, Egham, Surrey, TW20 8NW

OIEO £875,000 Freehold



Vicarage Avenue, Egham, Surrey, TW20 8NW

An absolutely immaculately presented four bedroom character family detached home. Situated within arguably one of the areas premier locations. The property has undergone many improvements by the current owners to include a full width ground floor extension and complete refurbishment throughout. The versatile accommodation comprises entrance hallway, downstairs cloakroom, a beautifully fitted recently installed kitchen/dining room, living room, family room/bedroom, dining room, luxury en-suite shower room, luxury first floor family bathroom and a 60ft South facing, landscaped rear garden. Fifteen minutes walk to train station. **NO ONWARD CHAIN**

Composite double glazed front door to:

ENTRANCE HALLWAY:

Stairs to first floor, under stair storage cupboard, radiator, solid oak flooring and oak effect doors to all rooms.

DOWNSTAIRS CLOAKROOM:

Good sized, comprising low level W.C, vanity enclosed wash hand basin, extractor fan, radiator, part tiled walls, tiled flooring and front aspect leaded light double glazed window.

KITCHEN/DINING ROOM:

**7.10m x 3.50m (23'4 x 11'6)** Comprising eye and base level units with quartz worktops, one and half bowl sink unit with mixer tap, fitted extractor hood, built in washing machine, built in tumble drier, built in dishwasher, space for other appliances, wood effect tiled flooring, front aspect leaded light double glazed window, vertical radiator and doors to all rooms.

LIVING ROOM:

**6.10m x 4.65m (20' x 15'3)** Remote controlled electric inset fire, radiators, alcove storage with internal lighting, solid oak flooring, side aspect double glazed window, rear aspect double glazed window and rear aspect aluminium bi-fold doors to garden.

FAMILY ROOM/BEDROOM FOUR:

**6.70m x 2.55m (22' x 8'4)** Coved ceiling, radiator, solid oak flooring and front aspect leaded light double-glazed window.

DINING ROOM:

**4.05m x 2.70m (13'3 x 8'10)** Oak flooring, radiator rear aspect double glazed window and side aspect composite double glazed door.

FIRST FLOOR LANDING:

Side aspect double glazed leaded light windows, over stair storage cupboard, fitted carpet and doors to all rooms.

MASTER BEDROOM:

**3.95m x 3.50m (13' x 11'6)** Coved ceiling, radiator, fitted carpet, front aspect leaded light double glazed window and opening to:

MASTER EN-SUITE SHOWER ROOM:

Comprising separate walk in double shower cubicle with power shower, twin vanity enclosed sink units, low level W.C, heated towel rail, extractor fan, fully tiled walls, tiled flooring and front aspect opaque leaded light double glazed window.

BEDROOM TWO:

**3.30m x 2.60m (10'10 x 8'7)** Coved ceiling, fitted carpet and rear aspect double glazed window.

BEDROOM THREE:

**2.65m x 2.35m (8'8 x 7'9)** Coved ceiling, built in wardrobes, radiator, laminate wood effect flooring and rear aspect double glazed window.

LUXURY FAMILY BATHROOM:

Four-piece suite comprising walk in shower with power shower, standalone bath, low level W.C, vanity enclosed wash hand basin, heated towel rail, extractor fan, part tiled walls and tiled flooring and rear aspect opaque double glazed window.

OUTSIDE

REAR GARDEN:

**Approximately 60ft x 35ft.** Lawn area, patio area, pergola and seating area, timber shed, well established and stocked flower, shrub and tree borders, external power and lighting, external tap, courtyard area and enclosed by panel fencing.

OWN DRIVEWAY:

Marshalls block paved driveway providing off street parking for two vehicles.

FRONT GARDEN:

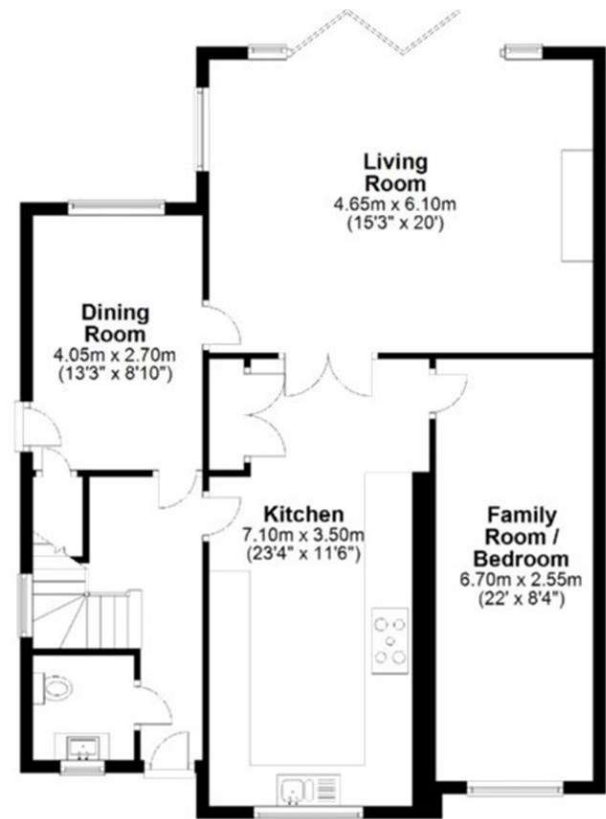
Raised sleeper flower bed comprising flowers and shrubs and pathway to rear.

VIEWINGS:

**By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**

FLOOR PLAN

EPC



**First Floor**



**Energy performance certificate (EPC)**

14 Vicarage Avenue EGHAM TW20 8NW	Energy rating <b>D</b>	Valid until: 30 March 2032 Certificate number: 1512-4127-0000-0569-6272
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Property type	Detached house
Total floor area	145 square metres

**Rules on letting this property**

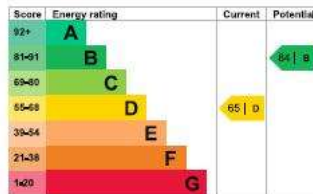
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



