



Wavendene Avenue, Egham, TW20 8JZ

£500,000 Freehold



An excellent opportunity to acquire this fabulous family home located within walking distance of local shops and schools. The property benefits from its own driveway, detached garage and private rear garden. Accommodation comprises a large entrance hallway, lounge/dining room, kitchen, three bedrooms and a first floor family bathroom. Further benefits include gas central heating and double glazing throughout.

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Concealed entrance with main door to:

ENTRANCE HALLWAY: Stairs to first floor, radiator, laminate wood effect flooring, front aspect window and doors to all rooms.

LIVING/DINING ROOM: **LIVING ROOM:** 3.60m x 3.40m (11'10 x 11'2) Beamed ceiling, radiator, laminate wood effect flooring, rear aspect double glazed window and double opening to:

DINING ROOM: 3.80m x 3.25m (12'6 x 10'8) Beamed ceiling, feature brick built fireplace with wooden mantle and tiled hearth, radiator, laminate wood effect flooring and rear aspect double glazed patio doors.

KITCHEN: 3.80m x 2.35m (12'6 x 7'8) Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted oven, hob and extractor over, space for other appliances, part tiled walls, vinyl flooring, rear aspect double glazed window and side access double glazed door to driveway.

FIRST FLOOR LANDING: Access to loft, side aspect double glazed window and doors to all rooms.

BEDROOM ONE: 3.80m x 3.40m (12'6 x 11'2) Built in wardrobes, radiator and rear aspect double glazed

BEDROOM TWO: 3.40m x 3.00m (11'2 x 9'10) Built in wardrobes, radiators and front aspect double glazed window.

BEDROOM THREE: 2.65m x 2.45m (8'8 x 8') Radiator and front aspect double glazed window.

BATHROOM: White three piece suite comprising panel enclosed bath with shower over and glass shower screen, low level W.C, pedestal wash hand basin, radiator, part tiled walls, tiled flooring, built in shelving and rear aspect opaque double glazed window.

OUTSIDE

DETACHED GARAGE: 5.50m x 2.40m (18'1 x 7'11) Side aspect door, side aspect window and up and over door.

OWN DRIVEWAY: Providing off street parking for several vehicles and double gates to rear.

FRONT: Lawn area and pathway to main entrance.

COUNCIL TAX BAND: E - Runnymede Borough Council

VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



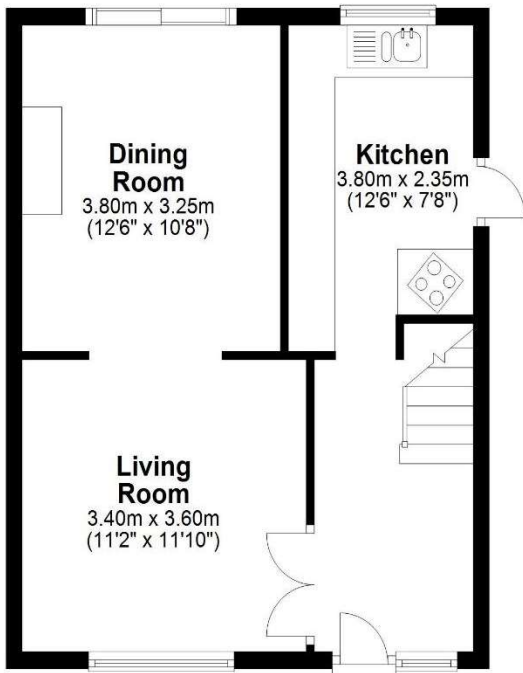
@NEVIN_AND_WELLS

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FLOORPLAN

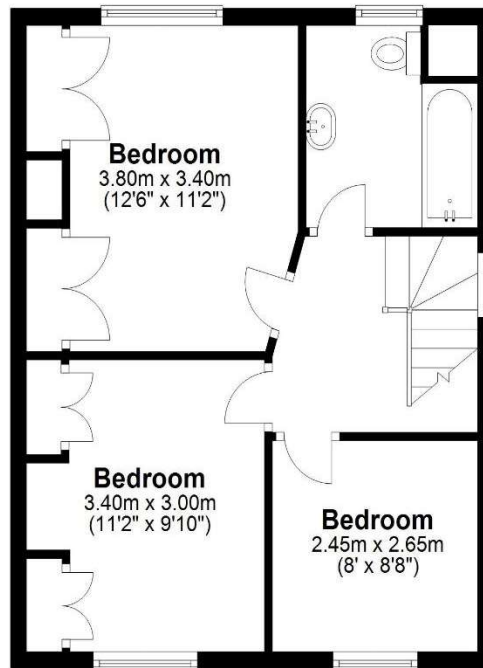
Ground Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



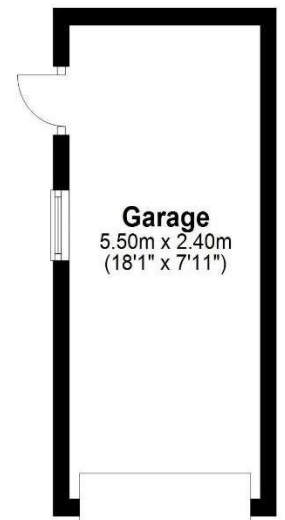
First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Garage

Approx. 13.2 sq. metres (142.3 sq. feet)



Total area: approx. 98.5 sq. metres (1060.2 sq. feet)

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

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EPC

Energy performance certificate (EPC)

113 Wavendene Avenue EGHAM TW20 8JZ	Energy rating C	Valid until: 29 January 2034 Certificate number: 7505-3034-5209-0534-3204
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Property type	Semi-detached house
Total floor area	82 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](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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		