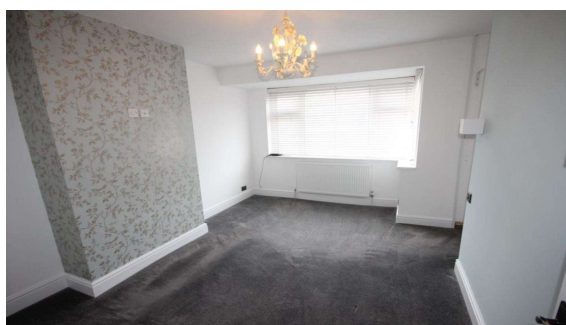
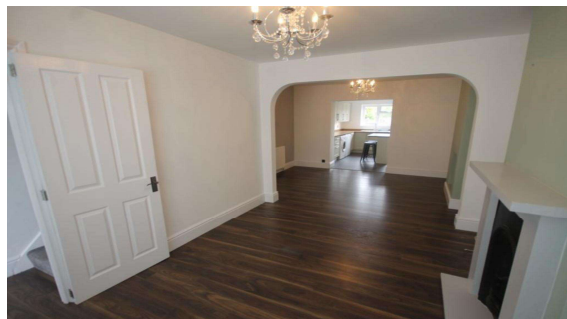




**Ashleigh Avenue, Egham, Surrey, TW20 8LA**

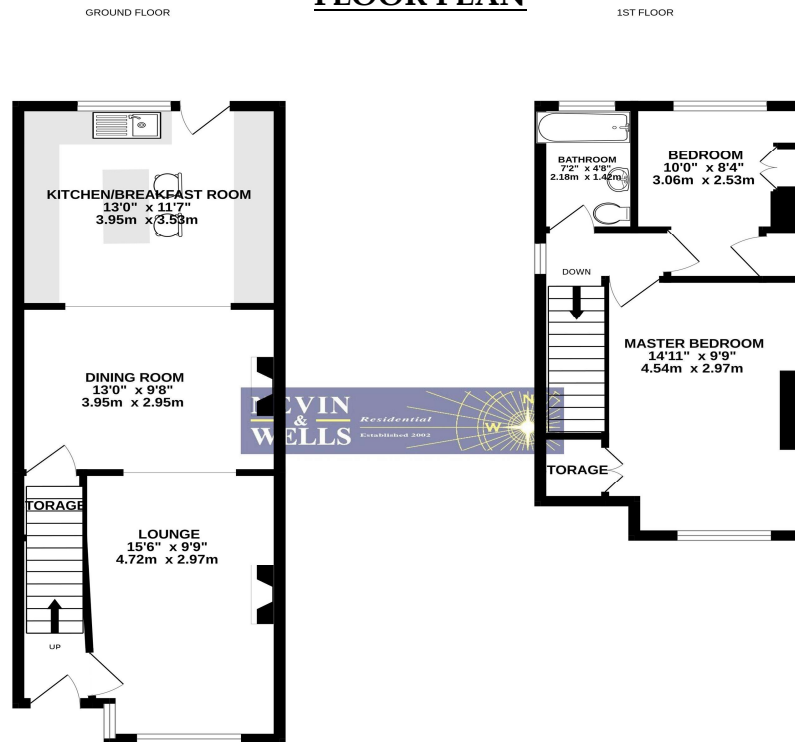
**£415,000 F/H**



An extended and well presented two bedroom terraced home located in a quiet residential street, backing onto open recreational grounds and children's play park. The property host entrance hallway, through lounge/diner, extended fully fitted kitchen with breakfast bar and first floor family bathroom. In addition, there is a driveway for two vehicles, large rear garden (over 100ft) with rear access, gas central heating and double glazing throughout. Egham Orbit Leisure Centre and mainline station are within approximately one mile. No onward chain.

**Ashleigh Avenue, Egham, Surrey, TW20 8LA**

## **FLOOR PLAN**



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 iC025

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

## **EPC**

A, Ashleigh Avenue Egham TW20 8LA	Energy rating <b>C</b>
Valid until 10 May 2029	Certificate number 0364-2830-6558-9091-6301

Property type	Mid-terrace house
Total floor area	68 square metres

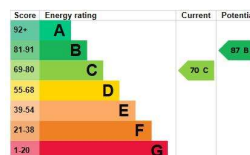
### **Rules on letting this property**

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.

**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](http://www.nevinandwells.co.uk)**