

# NEVIN & WELLS

*Residential*

Established 2002



**South Avenue, Egham, Surrey, TW20 8HQ**

**£550,000 F/H**



An excellent opportunity to acquire this well-presented extended three double bedroom detached bungalow located within half a mile of local shops, schools and public transport facilities. The well-proportioned accommodation comprises entrance hallway, recently fitted kitchen, family bathroom, large L-shaped open plan lounge/dining room, attached single garage, a 60ft South Facing rear garden and own driveway providing off street parking for up to three vehicles. **NO ONWARD CHAIN.**

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Covered entrance porch with:

**COMPOSITE  
DOUBLE GLAZED  
DOOR TO:**

Entrance hallway, access to loft, radiator, original parquet flooring and doors to all rooms.

**BEDROOM TWO:**

Radiator, fitted carpet and front aspect low level double glazed window.

**BEDROOM ONE:**

Built in mirrored wardrobes, radiator, fitted carpet and front aspect leaded light double glazed window.

**BEDROOM THREE:**

Oak effect floor, radiator with ornate cover, under stair storage cupboard, space for computer desk. Open plan into kitchen area.

**FAMILY  
BATHROOM:**

White three piece suite comprising panel enclosed bath with power shower over, concealed low level W.C, half pedestal wash hand basin, radiator, storage cupboard, part tiled walls, laminate wood effect flooring and side aspect opaque double glazed window.

**RECENTLY FITTED  
KITCHEN:**

Comprising eye and base level unit with rolled edge work surfaces, single sink with mixer tap, fitted double oven, hob and extractor over, fitted dishwasher, space for other appliances, laminate wood effect flooring, side aspect double glazed windows and door to:

**L SHAPED  
LOUNGE/DINING  
ROOM:**

Radiators, laminate wood effect flooring and rear aspect double glazed patio doors to:

**OUTSIDE**

**SOUTH FACING  
GARDEN:**

**Approximately 60ft.** Patio area's, artificial lawn area, timber shed, external lighting, external tap, low maintenance travel areas, side access and enclosed by panel fencing.

**ATTACHED  
SINGLE GARAGE:**

Side hung timber doors, side aspect window and power and lighting.

**PARKING:**

Own driveway providing off street parking for up to three vehicles.

**FRONT GARDEN:**

Pathway to main entrance, flower, shrub and tree borders and low maintenance gravel areas and enclosed by panel fencing.

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

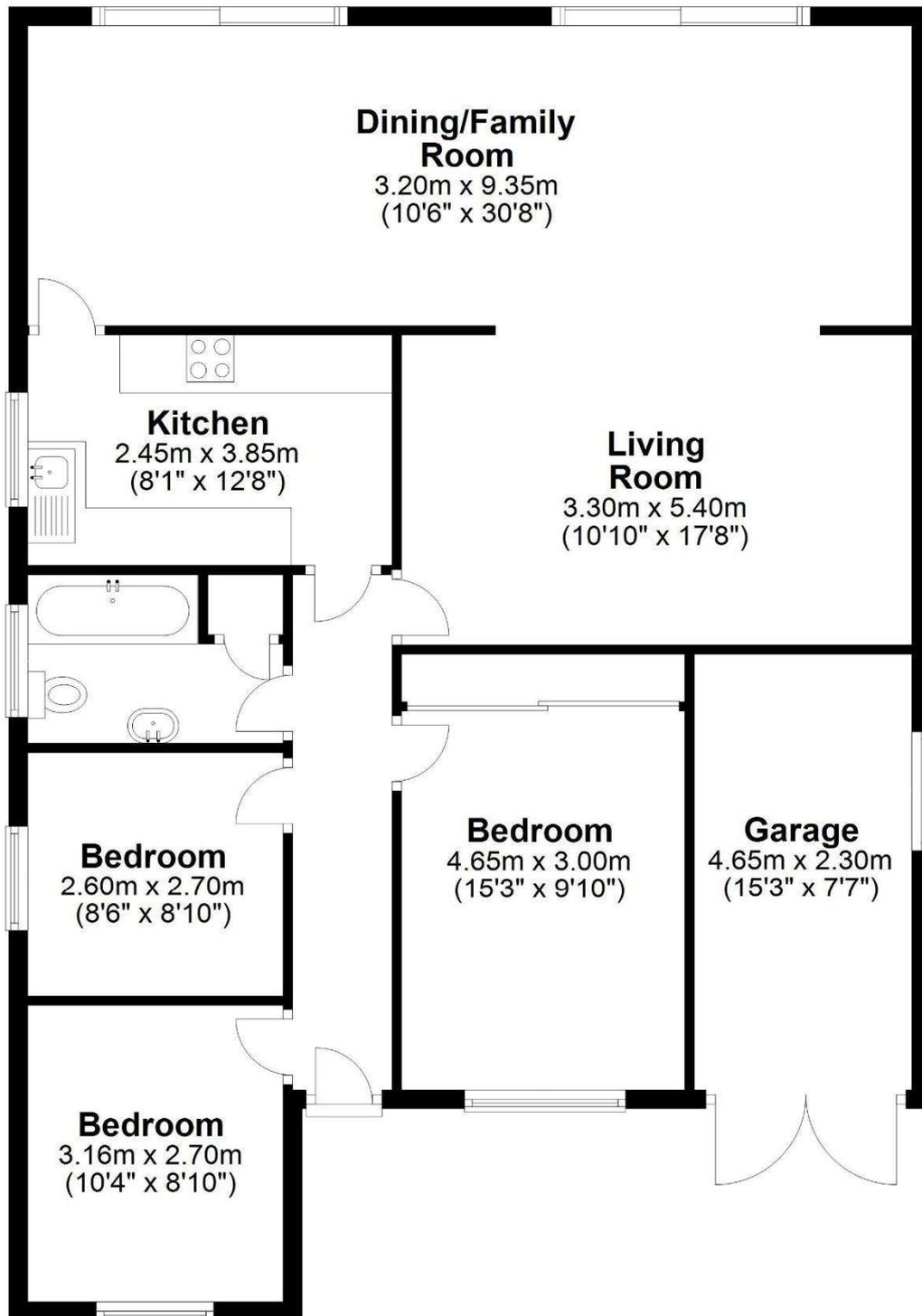


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FLOORPLAN

**Ground Floor**

Approx. 112.2 sq. metres (1207.2 sq. feet)



Total area: approx. 112.2 sq. metres (1207.2 sq. feet)

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

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EPC

42 South Avenue EGHAM TW20 8HQ		Energy rating <b>D</b>
Valid until <b>18 April 2033</b>	Certificate number <b>0100-2331-1146-2097-8585</b>	

Property type	Detached bungalow
Total floor area	111 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		