



**Beechtree Avenue, Englefield Green, TW20 0SR**

**£395,000 F/H**



Situated within a quiet, picturesque spur is this three bedroom end terrace property which offered an ideal family home or investment purchase. Accommodation comprises entrance hallway, lounge/dining room, separate kitchen, downstairs WC, first floor family bathroom and a private 50ft x 30ft rear garden. Further benefits include double glazing throughout and no onward chain.

**Beechtree Avenue, Englefield Green, Surrey, TW20 0SR**

Main door to:

**ENTRANCE  
HALLWAY:**

Stairs to first floor, laminate wood effect flooring and door to all rooms.

**DOWNSTAIRS WC:**

Low level WC, wall mounted wash hand basin, with tiled splash back, laminate wood effect flooring and front aspect double glazed window.

**LOUNGE/DINING  
ROOM:**

**Living Room-** Coved ceilings, fitted carpet, front aspect double glazed window and opening to:

**Dining Room-** Coved ceilings, solid oak flooring, rear aspect double glazed window and part glazed door to:

**FITTED KITCHEN:**

Comprising eye ab base level units, wood work tops, single sink drainer unit with mixer taps, part tiled walls, extractor hood, space for appliances, tiled flooring, rear aspect double glazed window and rear aspect double glazed door to garden,

**FIRST FLOOR  
LANDING:**

Access to loft, airing/storage cupboard, fitted carpet and doors to all rooms.

**BEDROOM ONE:**

Built in mirrored wardrobes and rear aspect double glazed window.

**BEDROOM TWO:**

Built in mirrored wardrobes and front aspect double glazed window.

**BEDROOM THREE:**

Built in mirrored wardrobes and front aspect double glazed window.

**BATHROOM:**

Three piece suite comprising panel enclosed bath with shower over, glass shower screen, pedestal wash hand basin, low level WC, part tiled walls, vinyl flooring and rear aspect opaque double glazed window.

**OUTSIDE**

**PRIVATE REAR  
GARDEN:**

**Approximately 50ft X 30ft.** Patio area, lawn area, well established flower and shrub borders, external tap, external lighting, and enclosed by panel fencing and brick walling.

**FRONT:**

Lawn area, gated side access to rear and pathway to main entrance.

**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)**

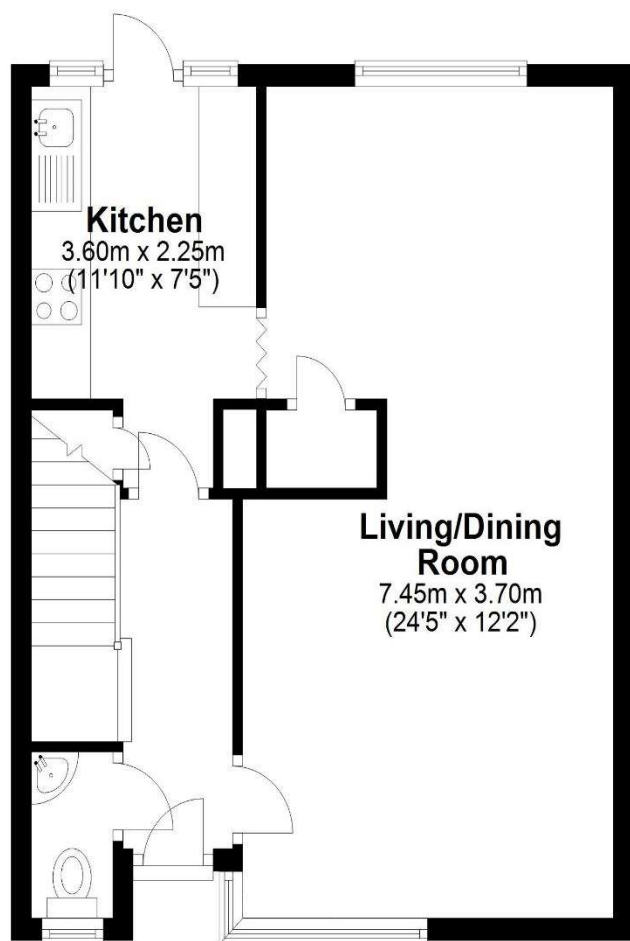


Beechtree Avenue, Englefield Green, Surrey, TW20 0SR

FLOORPLAN

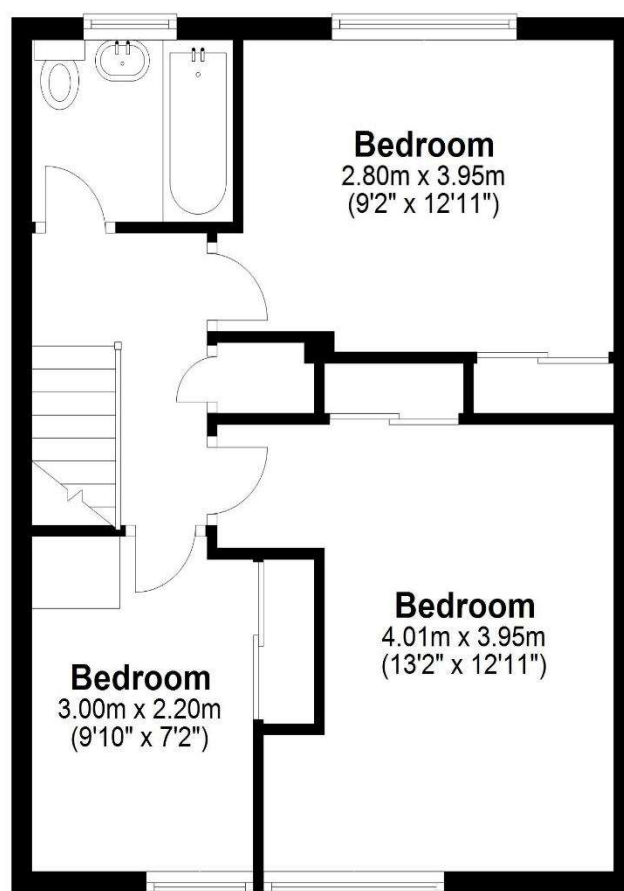
**Ground Floor**

Approx. 42.5 sq. metres (457.4 sq. feet)



**First Floor**

Approx. 43.4 sq. metres (467.5 sq. feet)



Total area: approx. 85.9 sq. metres (924.9 sq. feet)

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



## Beechtree Avenue, Englefield Green, Surrey, TW20 0SR

### EPC

70 Beechtree Avenue Englefield Green EGHAM TW20 0SR		Energy rating <b>D</b>
Valid until <b>19 January 2035</b>	Certificate number <b>2101-3045-4209-9265-8200</b>	
Property type	End-terrace house	
Total floor area	86 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+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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