



Park Avenue, Egham, Surrey, TW20 8HJ

£475,000 Freehold



A stunning three bedroom Edwardian Home, built in 1907, situated minutes from local schools, shops and recreation park. This character property offers two reception rooms, modern kitchen and bathroom, feature fireplaces and picture rails. Externally, there is a thoughtfully landscaped 70ft (21.34m) rear garden leading to a detached office and driveway for one car. Access to the M25 and Heathrow Airport is close at hand.

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<u>RECESSED PORCH:</u>	Composite double glazed door into: -
<u>LOUNGE:</u>	Feature cast iron fireplace, engineered Oak flooring, picture rails, radiator. Double glazed bay window to front with fitted tilt and slide blinds. Opening into: -
<u>LOBBY:</u>	Stairs to first floor. Door into: -
<u>DINING ROOM:</u>	Radiator, built in storage, under stairs storage cupboard, engineered Oak flooring, picture rails. Double glazed French doors into garden.
<u>KITCHEN:</u>	Range of base and eye level units, woodblock work tops, ceramic tiled flooring, space for dishwasher and washing machine, built in electric double oven with four ring gas hob, stainless steel extractor hood. One and a half bowl ceramic sink unit with nickle mixer tap, tiled splash back. Double glazed window to side. Door into: -
<u>BATHROOM:</u>	Luxury white suite comprising low level WC, wash hand basin set into vanity unit, panel bath with chrome mixer tap, part tiled walls, chrome ladder radiator. Glass shower cubicle housing dual head mixer/shower, extractor fan. Frosted double glazed windows to side and rear.
<u>LANDING:</u>	Airing cupboard housing hot water cylinder and shelving, hatch to loft space, picture rail.
<u>BEDROOM ONE:</u>	Radiator, stripped pine floorboards, picture rail, built in wardrobes. Double glazed Oriel window to front.
<u>BEDROOM TWO:</u>	Radiator, feature cast iron fireplace, picture rail, built in wardrobes. Double glazed window to rear.
<u>BEDROOM THREE:</u>	Radiator, picture rail. Double glazed window to rear.
<u>OUTSIDE</u>	
<u>REAR GARDEN:</u>	70ft (21.34m). Stone paved patio outside tap, shaped flower and shrub borders, outside light, bin storage. Side access gate.
<u>SUMMERHOUSE/ OFFICE:</u>	12' x 8' (3.66m x 2.44m) Insulated with separate fuseboard.
<u>DRIVEWAY:</u>	Brick paved parking for one car.
<u>COUNCIL TAX BAND:</u>	D - Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

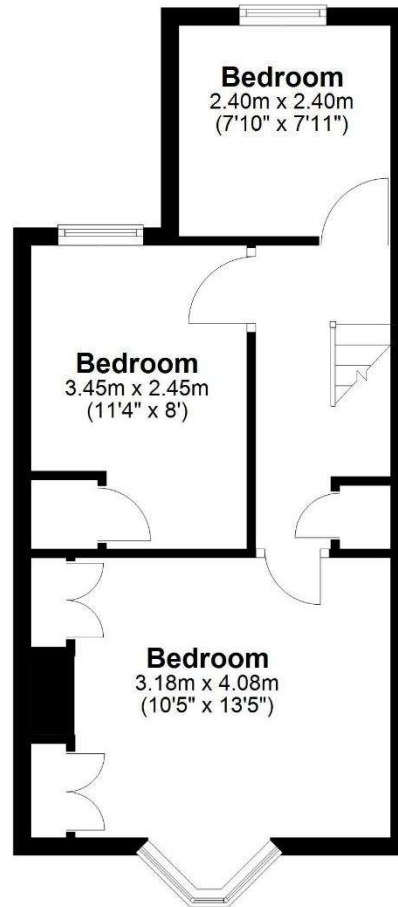


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FLOORPLAN

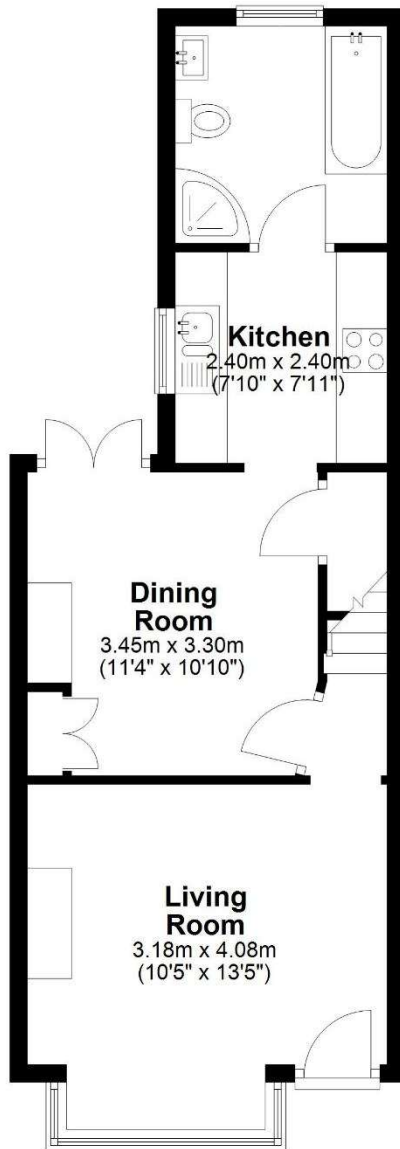
First Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



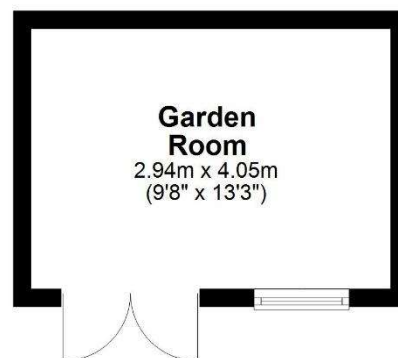
Ground Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Garden Room

Approx. 11.9 sq. metres (128.3 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.

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EPC

29 Park Avenue EGHAM TW20 8HJ		Energy rating D
Valid until 4 June 2035	Certificate number 6100-5258-0522-6505-3653	

Property type Semi-detached house

Total floor area 72 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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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