



South Avenue, Egham, Surrey, TW20 8HG

£485,000 F/H



A superb extended semi-detached home, having undergone many improvements by the current owner, offering three double bedrooms, two bathrooms, fitted kitchen/breakfast room, 80ft rear garden and a double garage approached via rear access with parking. Situated in a quiet residential road offering excellent access to Egham and Staines mainline stations and various motorways. Being sold with no onward chain.

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Front door into: -

ENTRANCE HALLWAY: Stairs to first floor with cupboards below, radiator and door to:

SHOWER ROOM: Low level WC, pedestal wash hand basin heated towel rail, fully tiled walls and walk in shower.

LOUNGE/DINER: Radiator, fireplace and double glazed bay window to front. Open plan to:

KITCHEN/BREAKFAST ROOM: **Breakfast area** Wood effect flooring, radiator, French doors to garden. Open plan to: **Kitchen area** Eye and base level units with granite work surfaces, one and a half bowl stainless steel sink unit with mixer taps, fitted oven, space for fridge/freezer, concealed dishwasher, vertical radiator, central island with four ring halogen hob and extractor over, wood effect flooring and double glazed windows to rear and side.

LANDING: Window to side and doors to:

BEDROOM ONE: Radiator and double aspect windows to front.

BEDROOM TWO: Radiators and French doors to rear.

BATHROOM: Panel enclosed bath with mixer tap and shower attachment, vanity enclosed wash hand basin with cupboard below, low level WC, part tiled walls and double glazed window to rear.

BEDROOM THREE/LOFT ROOM: Radiator and two Velux windows.

OUTSIDE

REAR GARDEN: **Approximately 80ft.** In need of landscaping and re-modelling with side access gate and metal storage shed (can be salvaged for those of you with green fingers and a lot of elbow grease.) leading down to:

DOUBLE WIDTH GARAGE: With double metal up and over doors, light and power and parking approached via a rear access road.

COUNCIL TAX BAND: D - Runnymede Borough Council

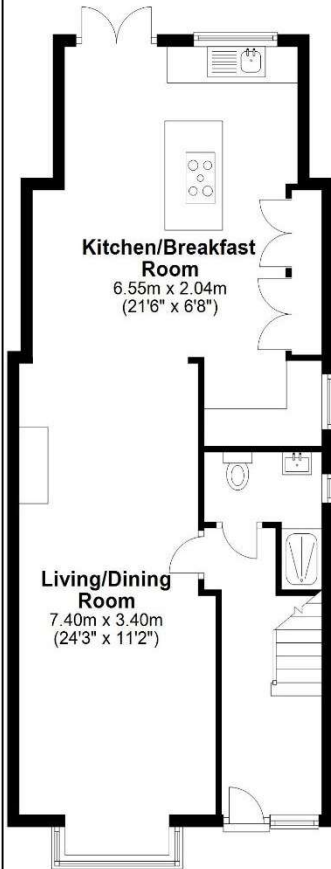


VIEWINGS: By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk

FLOORPLAN

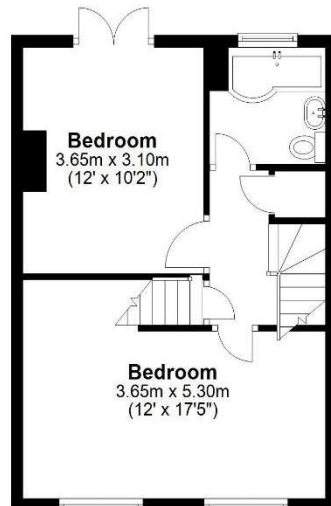
Ground Floor

Approx. 63.0 sq. metres (678.6 sq. feet)



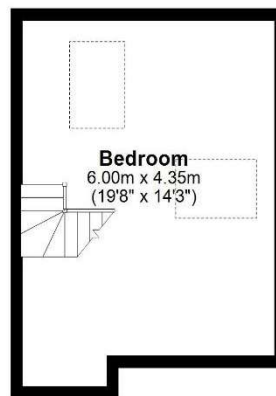
First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



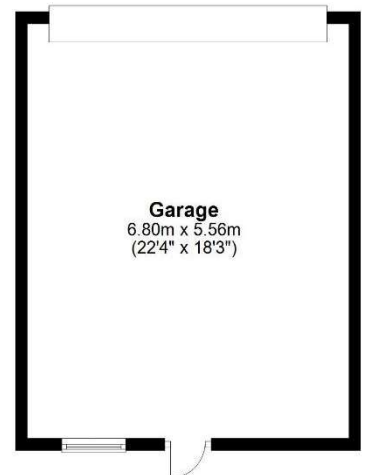
Second Floor

Approx. 24.6 sq. metres (265.1 sq. feet)



Garage

Approx. 37.8 sq. metres (407.0 sq. feet)



Total area: approx. 164.1 sq. metres (1766.2 sq. feet)

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

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EPC

9 South Avenue EGHAM TW20 8HG		Energy rating C
Valid until 11 May 2035	Certificate number 4135-8225-8500-0452-0292	

Property type	Semi-detached house
Total floor area	128 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](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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