



**Spring Avenue, Egham, TW20 9PL**

**£675,000 Freehold**



A truly stunning four bedroom extended family home, situated within a 10 minute walk of mainline station and Magna Square. This spacious property offers a high specification fitted kitchen/breakfast room, dining room, family room, downstairs cloakroom, utility cupboard and two luxury bathrooms (one en-suite). Externally, there is a secluded 90ft (27.43m) rear garden and to the side, a single garage via private drive. Access to schools and recreation park is close at hand.

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- CANOPY PORCH:** Courtesy light, double glazed front door into:
- ENTRANCE HALL:** Radiator, coved ceiling, under stair cupboard, stairs to first floor. Double glazed window to side. Parquet wood block flooring.
- CLOAKROOM:** In white with low level W.C, wash hand basin. Double glazed window to side.
- DINING ROOM:** **4.65m x 3.40m (15'3 x 11'2)** Radiator, parquet wood block flooring. Glazed doors into family room and hall. Open plan into kitchen/breakfast room.
- KITCHEN/BREAKFAST ROOM:** **4.85m x 3.30m (15'11 x 10'10)** Extensive range of base and eye level units, stone worktops, parquet wood block flooring, soft close doors and drawers, space for breakfast table. Integrated fridge/freezer and dishwasher, concealed lighting, radiator, larder unit, bin unit. Single bowl stainless steel sink with mixer tap and soft water tap. Double glazed bay window to front.
- FAMILY ROOM:** **4.20m x 3.85m (13'9 x 12')** Under floor heating, feature ceiling beams. Double glazed windows set into vaulted ceiling, two double glazed windows to side. Double glazed French doors into garden.
- LANDING:** Door into bedrooms two, three and four and bathroom.
- UTILITY CUPBOARD:** Space for washing machine and tumble dryer.
- BEDROOM TWO:** **3.90m x 3.05m (12'10 x 10'0)** Radiator, coved ceiling. Double glazed window to front.
- BEDROOM THREE:** **3.40m x 2.85m (11'2 x 9'4)** Radiator, built in wardrobes. Double glazed window to rear.
- BEDROOM FOUR:** **2.65m x 2.55m (8'8 x 8'4)** Radiator. Double glazed window to rear.
- BATHROOM:** Luxury white suite comprising low level W.C, wash hand basin set into vanity unit, panel bath, radiator. Double glazed window to front.
- SECOND FLOOR LANDING:** Eaves storage. Double glazed window to side.
- BEDROOM ONE:** **5.65m x 3.30m (18'6 x 10'10)** Radiator, built in wardrobes, eaves storage cupboard. Double glazed window to rear. Door into
- EN-SUITE BATHROOM:** Luxury white suite comprising low level W.C, with concealed flush, wash hand basin set into vanity unit, fully tiled walls, chrome radiator, glass shower cubicle housing chrome dual head mixer shower. Dual aspect double glazed windows to side and rear.

**OUTSIDE**

- REAR GARDEN:** **90ft (27.43m)** A secluded garden with paved patio, large lawn, timber summerhouse, feature wooden arch, outside tap, various shrubs. Side access.
- GARAGE:** **6.10m x 2.75m (20' x 9')** Brick built with light and power, approached via private drive.
- PARKING:** Space to park several cars.
- 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)

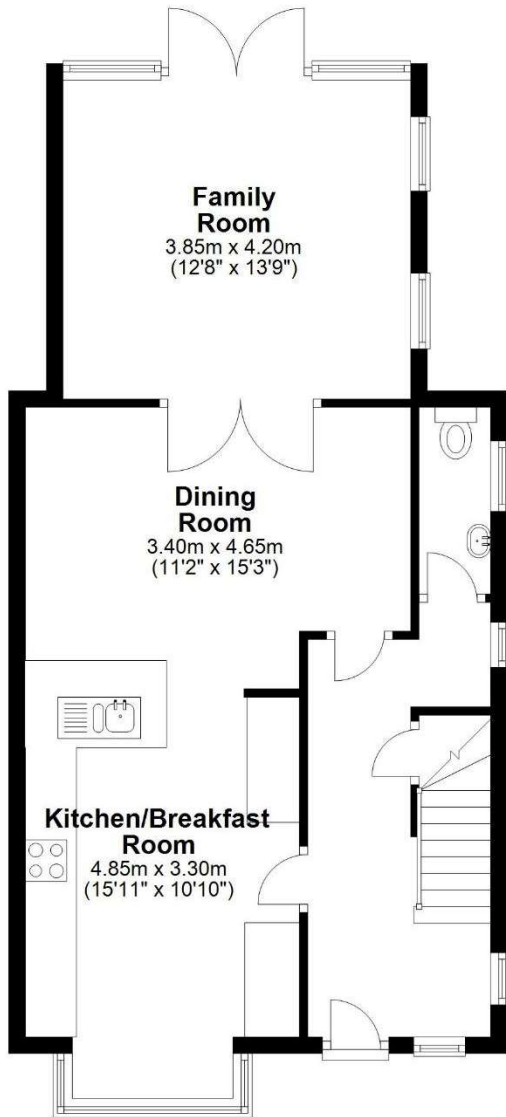




**FLOORPLAN**

**Ground Floor**

Approx. 59.9 sq. metres (645.3 sq. feet)



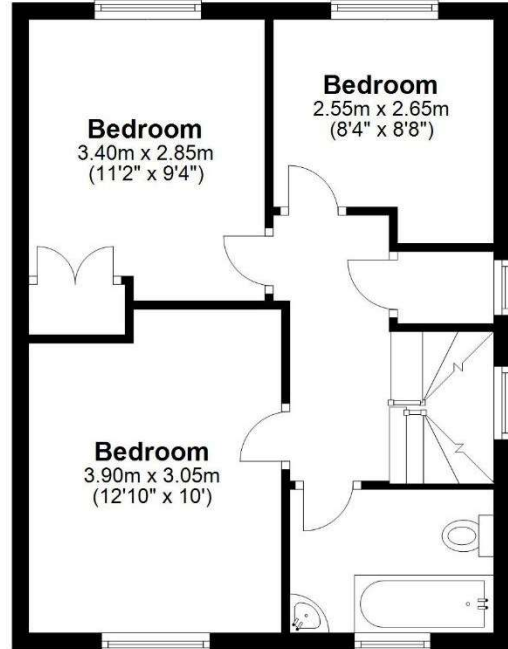
**Family Room**  
3.85m x 4.20m  
(12'8" x 13'9")

**Dining Room**  
3.40m x 4.65m  
(11'2" x 15'3")

**Kitchen/Breakfast Room**  
4.85m x 3.30m  
(15'11" x 10'10")

**First Floor**

Approx. 41.2 sq. metres (443.5 sq. feet)



**Bedroom**  
3.40m x 2.85m  
(11'2" x 9'4")

**Bedroom**  
2.55m x 2.65m  
(8'4" x 8'8")

**Bedroom**  
3.90m x 3.05m  
(12'10" x 10')

**Second Floor**

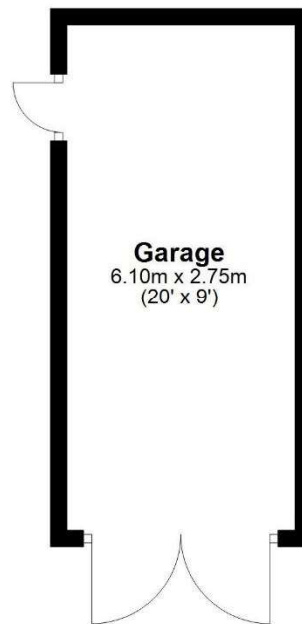
Approx. 30.0 sq. metres (322.9 sq. feet)



**Bedroom**  
5.65m x 3.30m  
(18'6" x 10'10")

**Garage**

Approx. 16.8 sq. metres (180.6 sq. feet)



**Garage**  
6.10m x 2.75m  
(20' x 9')

Total area: approx. 147.9 sq. metres (1592.2 sq. feet)

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

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EPC

38 Spring Avenue EGHAM TW20 9PL	Energy rating <b>C</b>
Valid until <b>8 February 2034</b>	Certificate number <b>0719-3034-0202-0054-7200</b>

Property type	Semi-detached house
Total floor area	117 square metres

**Rules on letting this property**

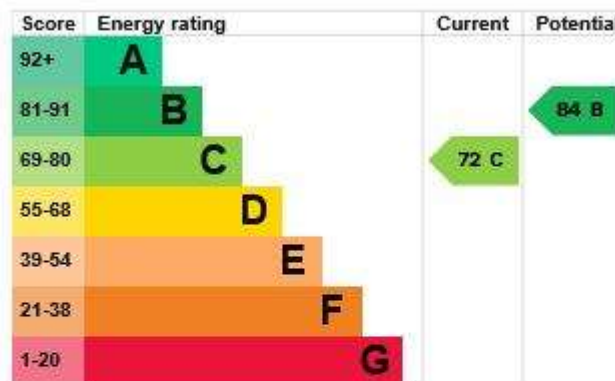
Properties can be let if they have an energy rating from A to E.

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.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60