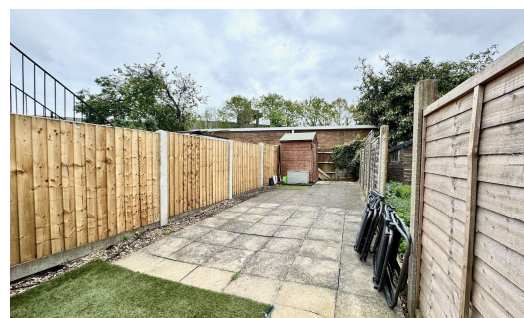
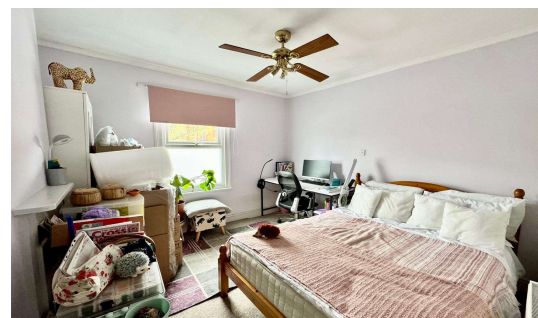
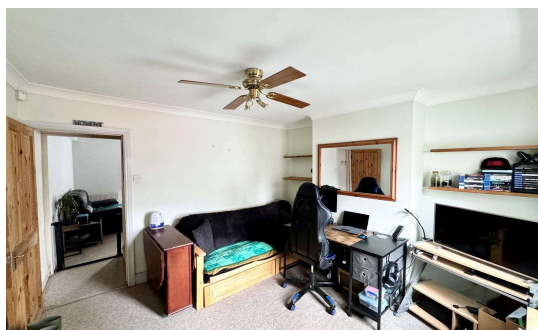




**The Avenue, Egham, TW20 9AD      OIEO £300,000 Freehold**

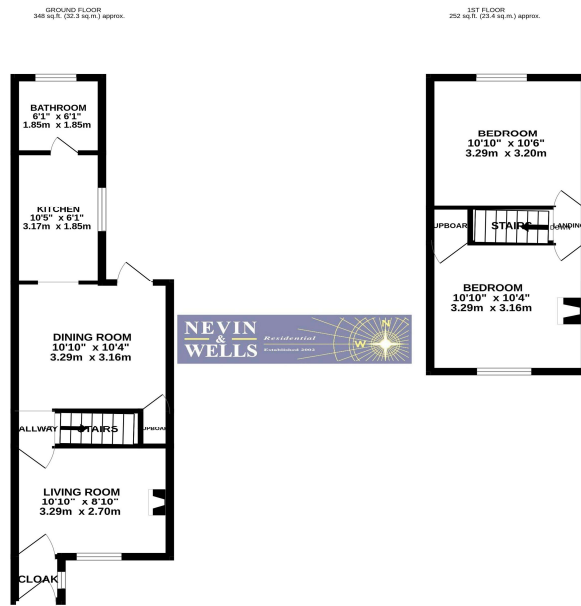


Situated within 200 yards of the historic High Street of Egham, Magna Square with Everyman cinema, Runnymede Meadow with River Thames beyond and just a ten-minute walk from the mainline station, is this two bedroom cottage, with two receptions, ground floor bathroom and private rear garden. Being sold with no onward chain and priced to sell. Egham offers great access to Motorways, Heathrow with Windsor Great Park just on its doorstep for those wanting the great outdoors.

**ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000**

# The Avenue, Egham, Surrey, TW20 9AD

## FLOOR PLAN



TOTAL FLOOR AREA: 600 sq ft. (55.7 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, conceptual items, measurements of items, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The products, systems and appliances shown have not been tested and no guarantee is to be given regarding their condition or performance. Made with HANRUPIC ©2024

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

## EPC

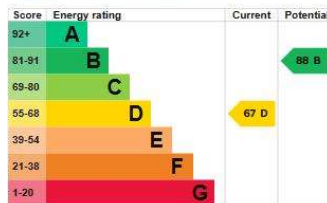
54, The Avenue EGHAM TW20 9AD		Energy rating <b>D</b>
Valid until	Certificate number	
16 July 2029	B104-3935-1129-2696-7313	
Property type	Mid-terrace house	
Total floor area	58 square metres	

### 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](#).

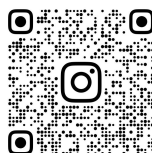
### Energy rating and score

This property's energy rating is D. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)



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

**COUNCIL TAX BAND: C** - Runnymede Borough Council



@NEVIN\_AND\_WELLS