



South Avenue Egham, Surrey, TW20 8HG

£520,000 Freehold



A stunning 1930's built four bedroom family home, which has been extensively refurbished by our client. Benefits include large lounge with fire place, kitchen/breakfast room, two bathrooms (one en-suite), 95ft (29m) secluded garden and garage/parking to rear. Access to local schools, shops and park is close at hand. The Orbit leisure centre and pool is also a few minutes away

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- ENCLOSED PORCH:** Double glazed doors, courtesy light, climbing vine over Front door into:
- ENTRANCE HALL:** Oak effect floor, under stairs cupboard, stairs to first floor.
- LOUNGE:** Radiator, coved ceiling, oak effect floor, feature fireplace. Double glazed bay window to front.
- KITCHEN/BREAKFAST ROOM:** Range of gloss white base and eye level units, laminated work tops, tiled splash back, space for appliances, coved ceiling, radiator, breakfast bar, understairs storage cupboard housing meters, stainless steel single bowl single drainer sink unit with chrome mixer tap. Double glazed window and door to rear, internal door into:
- BEDROOM ONE:** Radiator, oak effect floor. Dual aspect double glazed windows to side and rear. Double glazed door into garden. Door into:
- EN-SUITE SHOWER:** In white with low level WC, wash hand basin set into vanity unit, ceramic tiled floor, shower cubicle housing electric mixer shower. Frosted double glazed window to side.
- BEDROOM TWO:** Radiator, built in wardrobes, double glazed bay window to front.
- BEDROOM THREE:** Radiator, grey oak effect floor. Double glazed window to rear.
- BEDROOM FOUR:** Radiator, oak effect floor. Double glazed window to rear.
- BATHROOM:** In white with low level WC, pedestal wash hand basin, panel bath with chrome mixer tap, part tiled walls, radiator. Frosted double glazed window to rear.

OUTSIDE

- REAR GARDEN:** **Approximately 95ft (29m).** A mature and secluded garden with many varied trees and shrubs, outside tap. Side and rear access, paved patio.
- PARKING:** Space to park at rear in front of basic garage.
- FRONT GARDEN:** Laid to paving, dwarf brick wall to front.
- 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



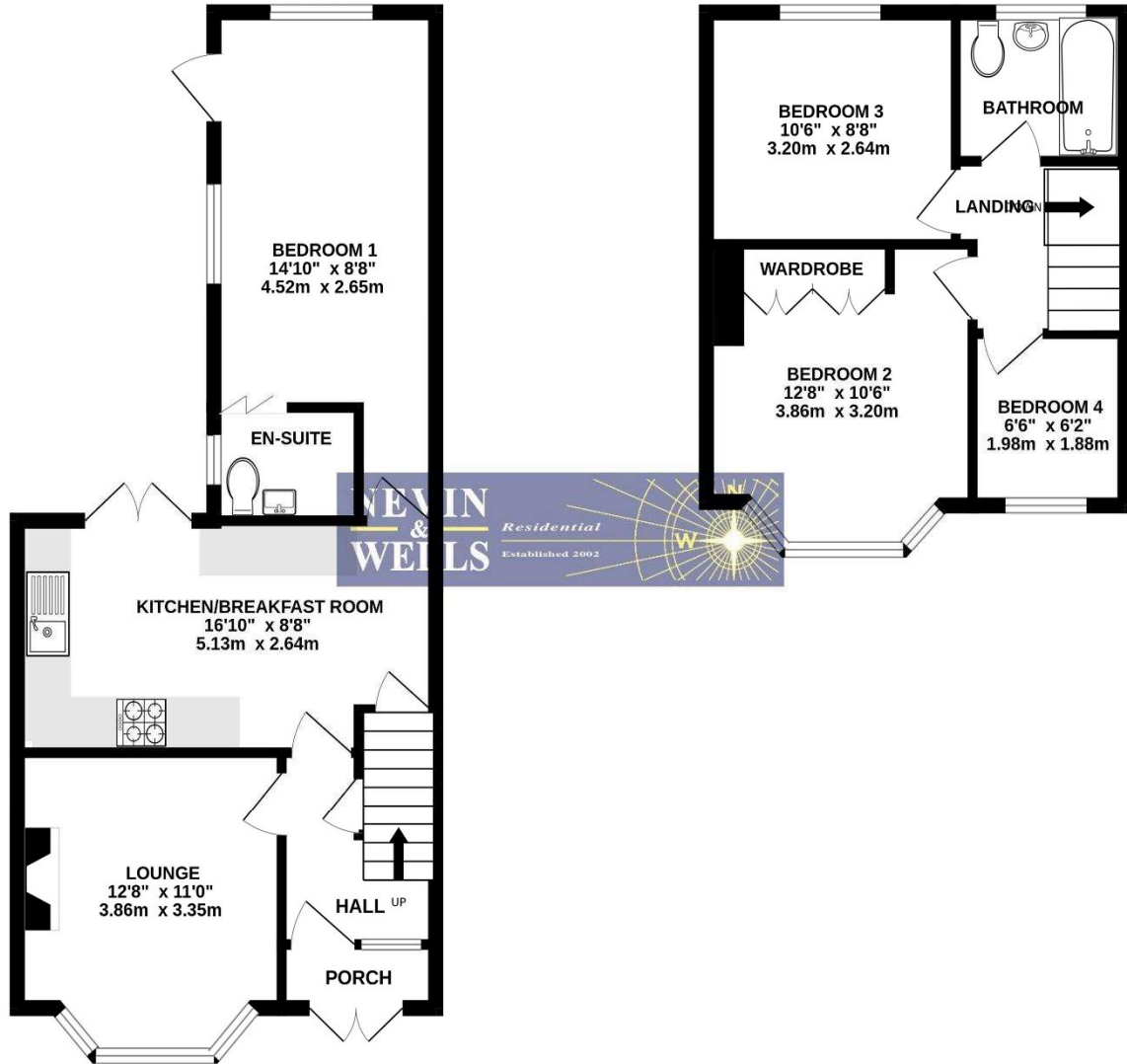
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FLOORPLAN

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 833sq.ft. (77.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

| | | |
|--------------------------------------|---|---------------------------|
| 31 SOUTH AVENUE EGHAM TW20 8HG | | Energy rating D |
| Valid until 31 May 2031 | Certificate number 6600-2796-0822-7000-3693 | |

Property type End-terrace house

Total floor area 57 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 | | 87 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.



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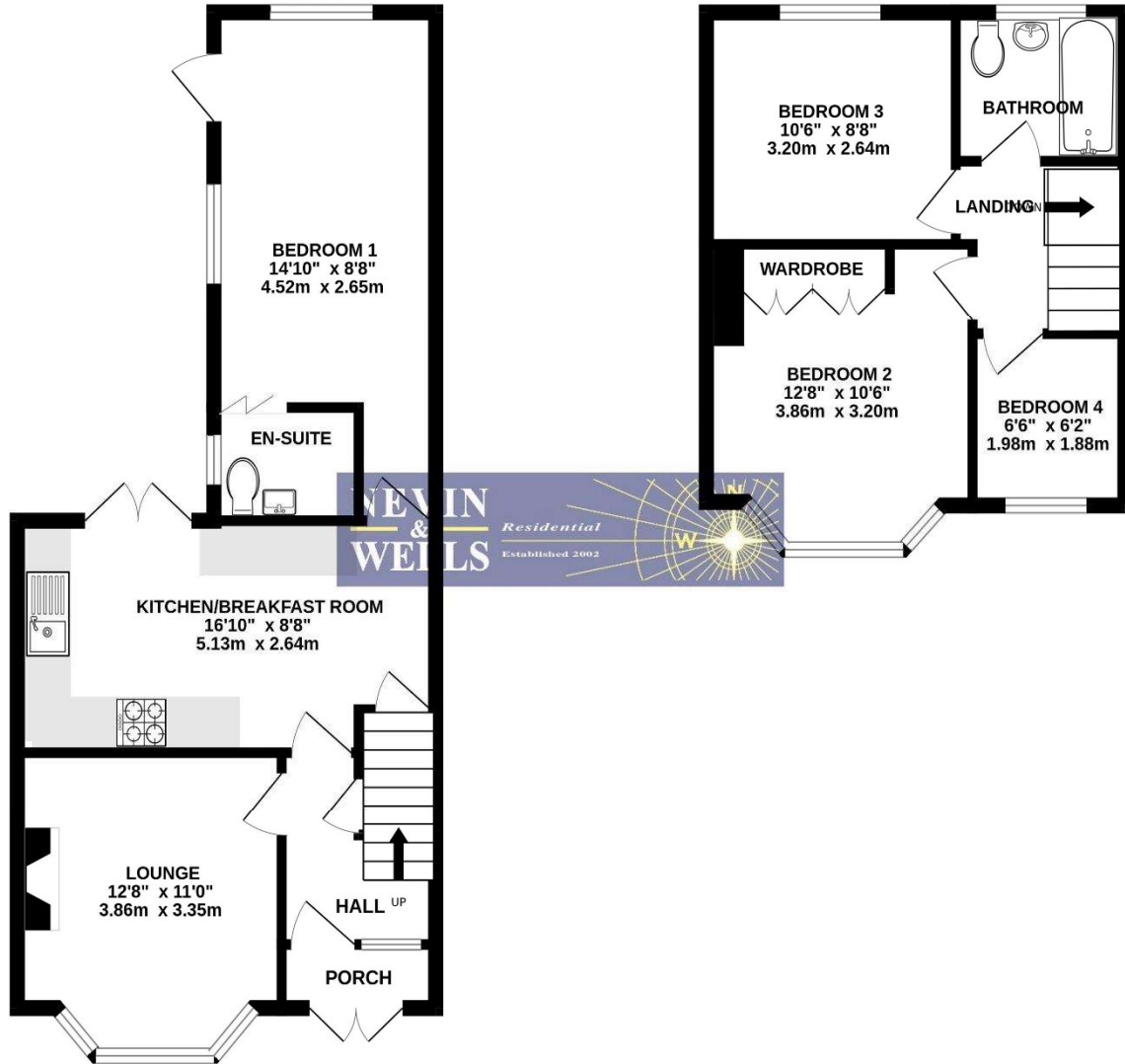
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