



**Ayebridges Avenue, Egham, TW20 8HS**

**£635,000 Freehold**



A stunning four bedroom, two bathroom extended bungalow, with a beautiful 175ft (53m) secluded South facing garden. This versatile home offers open plan living/dining, gloss cream fitted kitchen, full width conservatory and triple length garage via a long private driveway. Access to local schools, shops and recreation park is close at hand. Egham mainline station and leisure centre are within a mile away.

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Steps up to double glazed front door, leading into:

**ENTRANCE HALL:**

Radiator, under stairs cupboard, storage cupboard, stairs to first floor. Door into:

**LOUNGE/DINING ROOM:**

Two radiators, coved cornice ceiling, feature arch, contemporary fireplace. Double glazed window to front, double glazed sliding patio door into:

**CONSERVATORY:**

Radiator, grey oak effect flooring, brick mainframe and polycarbonate roof. Double glazed window and door to rear.

**KITCHEN:**

Range of gloss cream base and eye level units, marble effect laminate worktops, built in Neff stainless steel electric double oven and four ring stainless steel Neff gas hob, stainless steel extractor hood, integrated Neff dishwasher, space for washing machine, chrome ladder radiator, serving hatch. Stainless steel one and a half bowl single drainer sink unit with chrome flexi-head mixer tap. Double glazed window to side, double glazed door into conservatory.

**BATHROOM**

White suite comprising low level WC, 'gull wing' wash hand basin set into vanity unit, fully tiled walls and floor, chrome ladder radiator, medicine cabinet, panel bath with chrome mixer shower over, fitted glass shower screen, extractor fan. Two frosted double glazed windows to side.

**BEDROOM THREE:**

Radiator, built in wardrobes, double glazed window to front.

**BEDROOM FOUR:**

Radiator. Double glazed window to side.

**LANDING:**

Radiator, storage cupboard, large airing cupboard. Double glazed window to front.

**BEDROOM ONE:**

Radiator, built in wardrobes. Double glazed window to rear.

**BEDROOM TWO:**

Radiator, built in wardrobes. Double glazed window to front.

**SHOWER ROOM:**

White suite comprising low level WC, circular wash hand basin set onto vanity unit, radiator, storage cupboard, shower cubicle housing mixer shower. Frosted double glazed window to side.

**OUTSIDE**

**GARAGE:**

Light, power, double glazed window and door over rear garden. Wooden doors to front. Approached via a long private driveway.

**REAR GARDEN:**

**Approximately 175ft (53m).** A mature and extremely secluded South facing garden with many varied trees and shrubs, timber shed, large stone patio, outside tap, electric point and side access gate.

**FRONT GARDEN:**

Lawn area with dwarf brick wall to front.

**COUNCIL TAX BAND:**

E - Runnymede Borough Council

**VIEWINGS:**

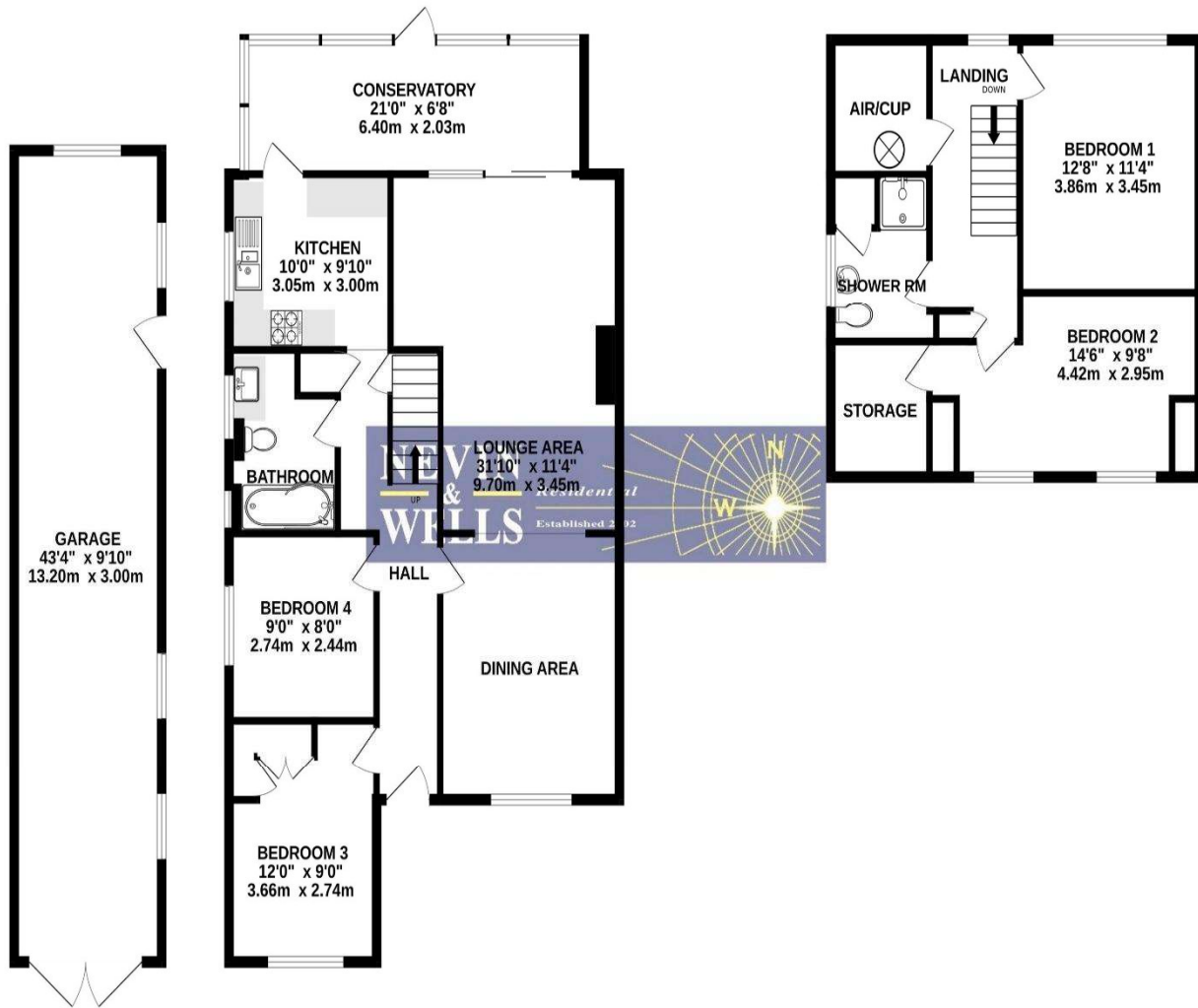
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

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FLOORPLAN

GROUND FLOOR  
1352 sq.ft. (125.6 sq.m.) approx.

1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1859 sq.ft. (172.7 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.



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EPC

42 Ayebridges Avenue EGHAM TW20 8HS		Energy rating <b>D</b>
Valid until <b>10 March 2034</b>	Certificate number <b>3734-9827-1300-0083-5202</b>	

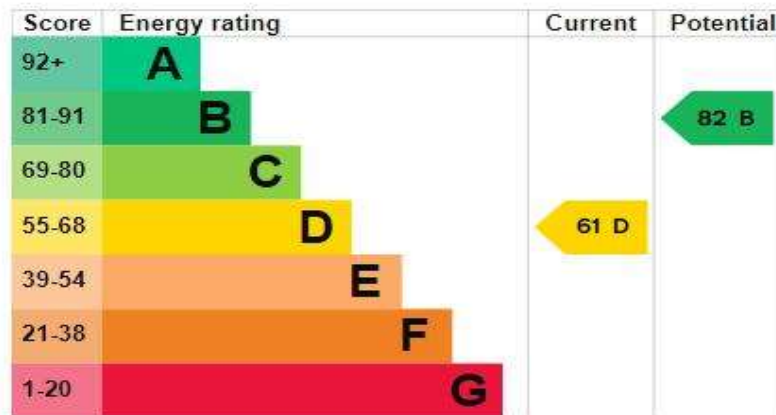
Property type	Semi-detached house
Total floor area	114 square metres

### 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.