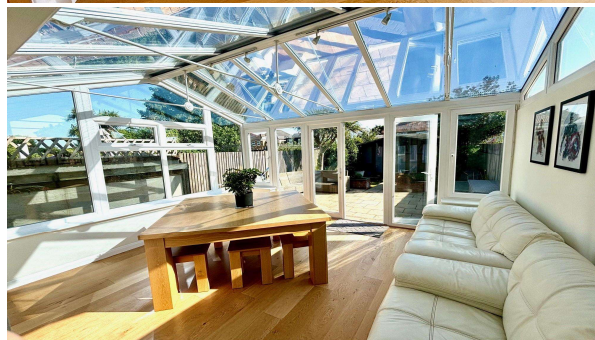
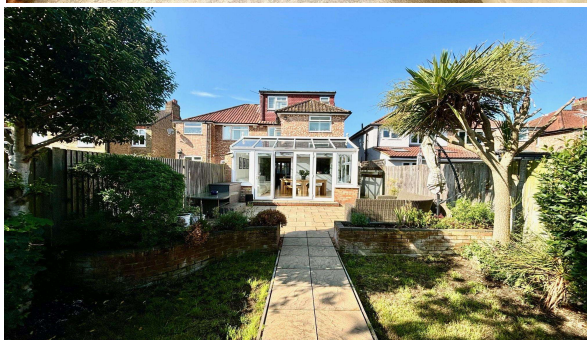
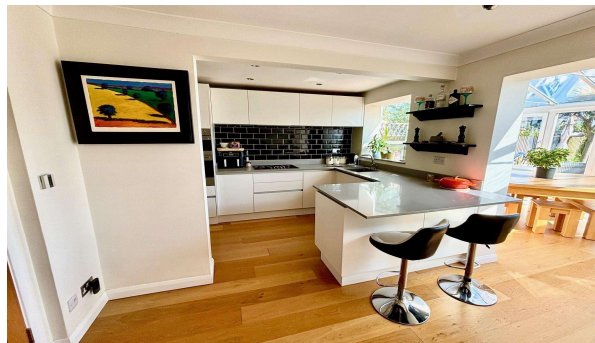
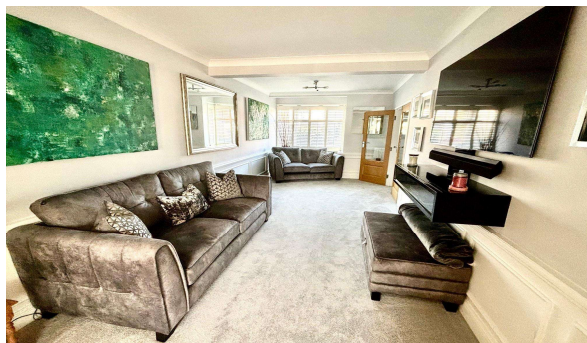




**Park Avenue, Egham, Surrey, TW20 8HW**

**£575,000 Freehold**



An absolutely stunning three double bedroom extended and loft converted semi-detached residence located in a popular residential area close to local shops, schools, nurseries and recreational playing fields. The versatile accommodation comprises entrance porch, 23ft living room, 15ft fitted kitchen/breakfast room, utility room, conservatory, three bathrooms, en-suite facilities, private rear garden, hot tub (indoor), sauna, workshop and parking for two vehicles.

**Park Avenue, Egham, Surrey, TW20 8HW**

Main door to:

- ENTRANCE PORCH:** Stairs to first floor, coved cornice ceiling, understairs storage cupboard, airing/storage cupboard, radiator, dado rail, timber cladding, side aspect opaque double-glazed window with bespoke shutter blind, fitted carpet and glazed oak double doors to:
- LIVING ROOM:** Coved cornice ceiling, dado rail, decorative timber cladding, fitted carpet, front aspect half bay double glazed window with bespoke shutter blinds and oak glazed double doors to:
- FITTED KITCHEN/  
BREAKFAST ROOM:** Comprising eye and base level units with Italian stone work surfaces, single sink unit with mixer tap, fitted double oven, hob and extractor over, fitted wine chiller, fitted fridge, fitted freezer, fitted dishwasher, coved cornice ceiling, solid oak flooring with under floor heating, part tiled walls, radiator and door to:
- UTILITY ROOM:** Comprising eye and base level units with rolled edge work surfaces, space for appliances, combi boiler and solid oak flooring.
- CONSERVATORY:** Solid oak flooring with under floor heating, double glazed all round and rear aspect double glazed French doors to garden.
- FIRST FLOOR  
LANDING:** Side aspect double glazed window, fitted carpet, stairs to second floor landing and doors to all rooms.
- BEDROOM:** Radiator, fitted carpet, front aspect double glazed half bay window with fitted bespoke shutter blinds and opening to:
- WALK IN  
WARDROBE:** Comprising automatic lighting, built in wardrobes, shelving and cupboards, fitted carpet and front aspect double glazed window.
- LUXURY FIRST  
FLOOR SHOWER  
ROOM:** Comprising separate double walk-in shower with fixed glass screen and power shower, low level W.C, vanity enclosed wash hand basin, extractor fan, heated towel rail, fully tiled walls, tiled flooring and side aspect double glazed window with bespoke shutter blinds.
- BEDROOM:** Built in wardrobes, radiator, fitted carpet, rear aspect double glazed window with wooden bespoke shutter blinds and door to:
- EN-SUITE  
BATHROOM:** White three piece suite comprising panel enclosed bath with concealed shower attachment, low level W.C, vanity enclosed wash hand basin, extractor fan, heated towel rail, fully tiled walls, tiled flooring, under floor heating, and rear aspect double glazed window with bespoke shutter blind.
- SECOND FLOOR  
LANDING:** Side aspect double glazed window with bespoke shutter blind, fitted carpet and doors to all rooms.
- BEDROOM:** Built in wardrobes, radiator, fitted carpet, eaves storage cupboards, front aspect double glazed Velux windows and rear aspect double glazed window with bespoke shutter blinds.
- SHOWER ROOM:** Comprising separate shower cubicle with power shower, vanity enclosed wash hand basin, low level W.C, heated towel rail, extractor fan, fully tiled walls, tiled flooring and rear aspect opaque double glazed window.
- REAR GARDEN:** **Approximately 31ft (10m)** Patio area, lawn area, raised flower beds, decking area, side access gate, timber sheds, workshop, gymnasium/summer house/home office, sauna and bi-folding doors to: indoor hot tub.

**PARKING:**

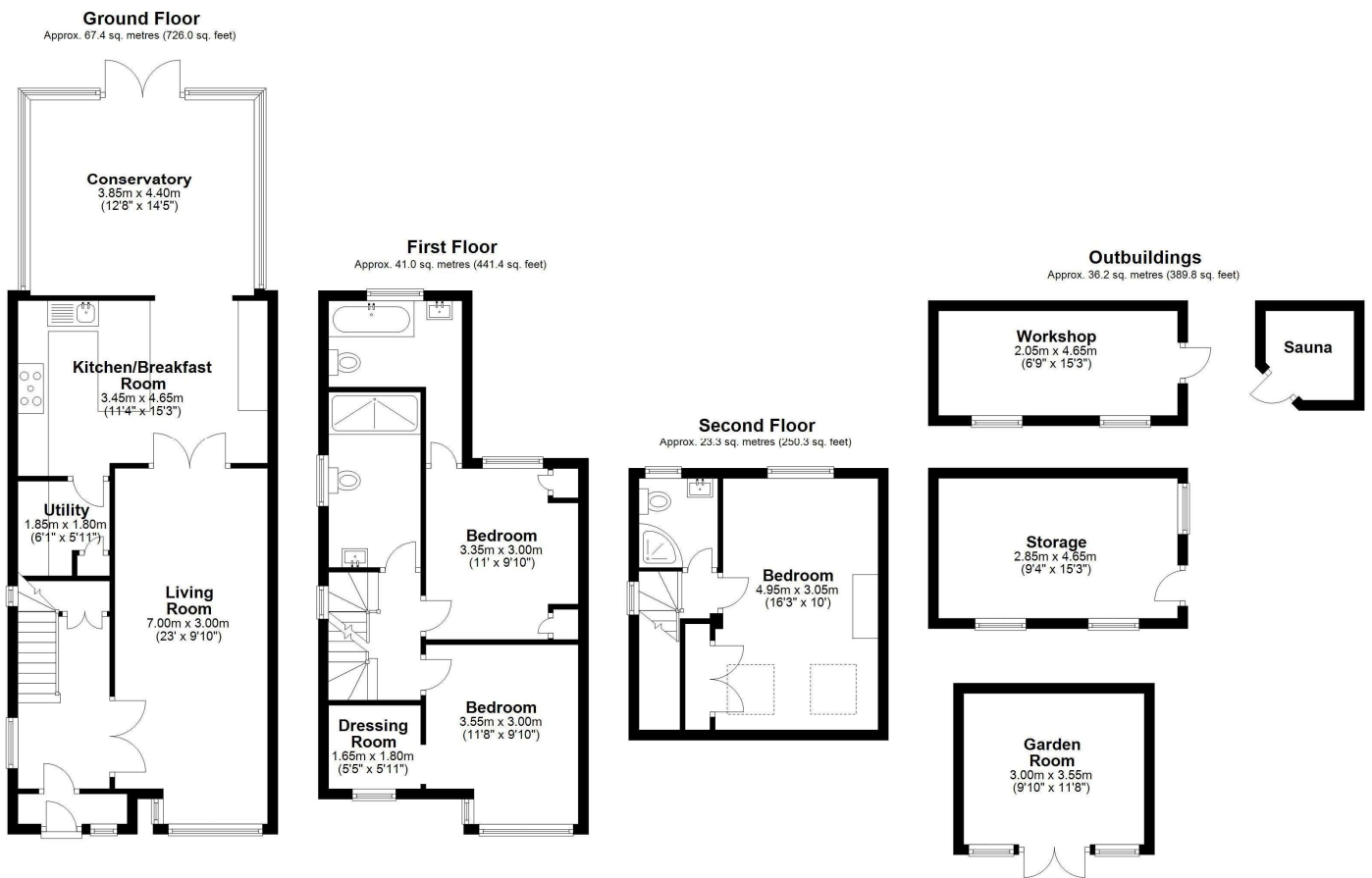
Brick paved driveway providing off street parking for two vehicles and gated side access to rear.

**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)

**Park Avenue, Egham, Surrey, TW20 8HW**

**FLOORPLAN**



Total area: approx. 167.9 sq. metres (1807.5 sq. feet)

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

# Park Avenue, Egham, Surrey, TW20 8HW

## EPC

28 PARK AVENUE EGHAM TW20 8HW	Energy rating <b>D</b>
Valid until 23 October 2039	Certificate number 8810-1120-0000-0582-0228

Property type  
Semi-detached house

Total floor area  
134 square metres

### Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8810-1120-0000-0582-0228>

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23/10/2020 Energy performance of buildings register

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		