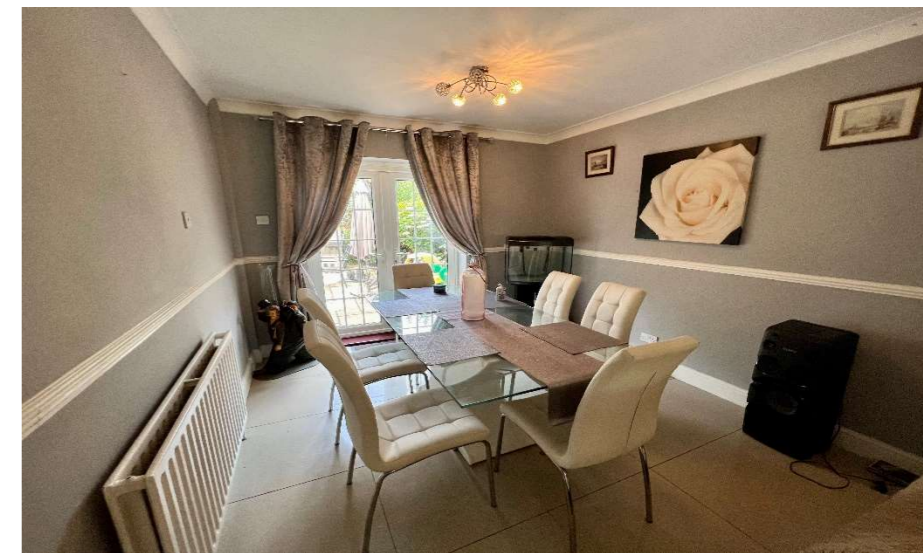
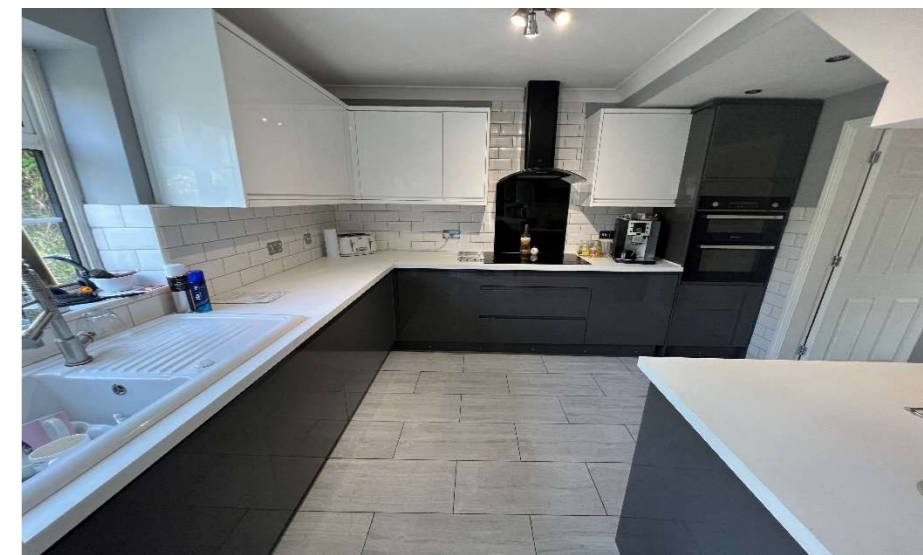


**NEVIN
&
WELLS**

Distinctive Homes

Established 2002



Western Avenue, Thorpe, Egham, TW20 8QB

£650,000 Freehold

Western Avenue, Thorpe, Surrey, TW20 8QB

An excellent opportunity to acquire this five bedroom semi-detached residence, located in the heart of Thorpe Village. Accommodation comprises entrance hallway, three reception rooms, home office, recently installed fitted kitchen/breakfast room, en-suite facilities, private rear garden and own driveway providing off street parking for up to four vehicles. Further benefits include gas central heating, double glazed throughout and potential to extend (subject to planning permission)

Double glazed main door to:

ENTRANCE HALLWAY:

Coved ceiling, stairs to first floor, under stair storage cupboard, dado rail, radiator, porcelain tiled flooring and doors to all rooms.

LOUNGE:

Coved ceiling, dado rail, radiator, front aspect double glazed window and double opening to:

DINING ROOM:

Coved ceiling, radiator, dado rail, tiled flooring and rear aspect double glazed French doors to garden.

LIVING/FAMILY ROOM:

Coved ceiling, dado rail, fitted carpet, front aspect double glazed double doors to:

HOME OFFICE:

Coved ceiling, radiator, laminate wood effect flooring and front aspect double glazed window.

KITCHEN/BREAKFAST ROOM:

Comprising eye and base level units with square edge work surfaces, porcelain drainer unit with mixer tap, fitted double oven, induction hob and extractor over, fitted dishwasher, fully tiled walls, coved ceiling, tiled flooring, breakfast bar, radiator, rear aspect double glazed window, rear aspect double glazed French doors to garden and door to:

UTILITY ROOM:

Access to loft, coved ceiling, base level units with rolled edge work surfaces, space for appliances, laminate wood effect flooring and door to:

DOWNSTAIRS W.C:

Low level W.C, wall mounted wash hand basin, radiator, laminate wood effect flooring and rear aspect double glazed window.

LANDING:

Doors to all rooms.

BEDROOM ONE:

Coved ceiling, built in mirrored wardrobes, radiator and front aspect double glazed window.

BEDROOM TWO:

Coved ceiling, radiator, newly fitted carpet and front aspect double glazed window.

BEDROOM THREE:

Coved ceiling, built in wardrobes, radiator and rear aspect double glazed window.

BEDROOM FOUR:

Coved ceiling, radiator, laminate wood effect flooring and rear aspect double glazed window

FAMILY BATHROOM:

With four piece suite comprising panel enclosed corner bath, separate shower cubicle tiled all round, low level W.C, vanity enclosed wash hand basin, coved ceiling, fully tiled walls, tiled flooring and rear aspect double glazed window.

STAIRS TO:

MASTER BEDROOM:

Dado rail, eaves storage, radiator, hand rail and balustrading and rear aspect double glazed windows.

EN-SUITE BATHROOM:

White three piece suite comprising tile enclosed bath, vanity enclosed wash hand basin, low level W.C, heated towel rail, part tiled walls, tiled flooring and side aspect double glazed Velux window.

OUTSIDE

REAR GARDEN:

Large patio area, lawn area, raised flower beds, well established flower, shrub and tree borders, external tap, external lighting, side access gate, brick built storage shed with power and lighting and enclosed by brick walling and panel fencing.

PARKING:

Block paved own driveway providing off street parking for up to four vehicles.

DRIVEWAY:

Brick paved drive to front surrounded by mature flower beds with space for four cars and wrought iron gates to front.

COUNCIL TAX BAND:

E - Runnymede Borough Council

VIEWINGS:

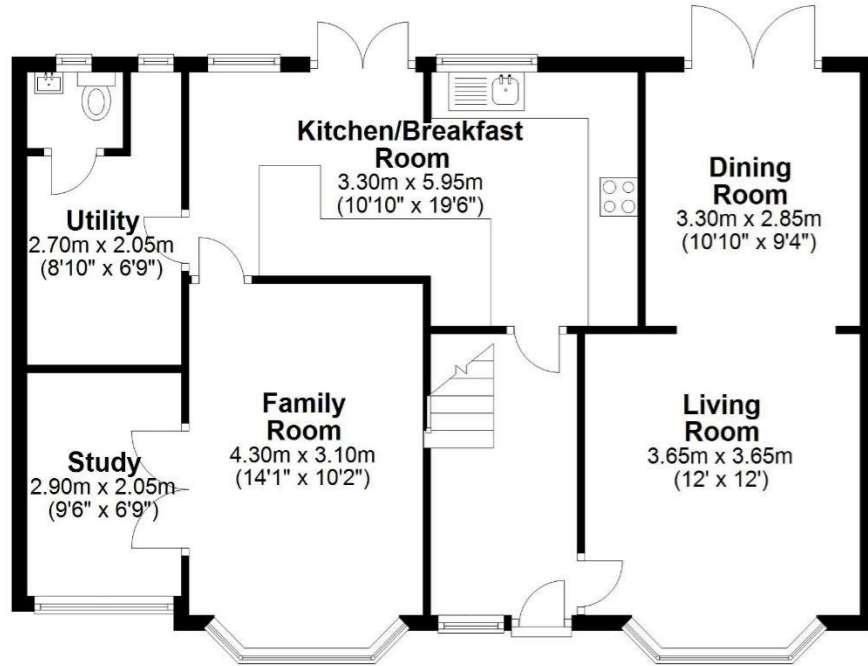
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



FLOOR PLAN

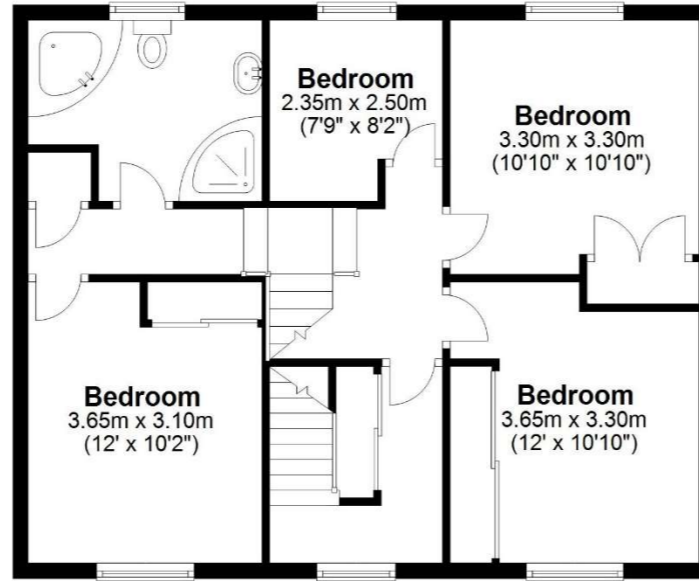
Ground Floor

Approx. 78.0 sq. metres (839.8 sq. feet)



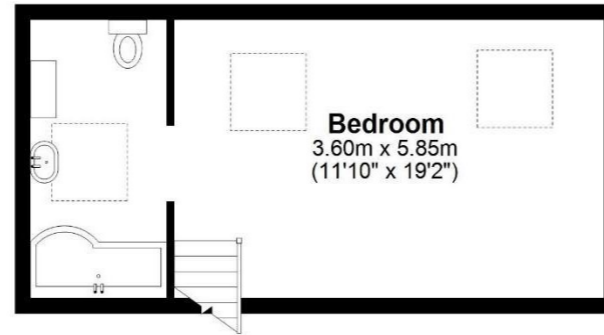
First Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



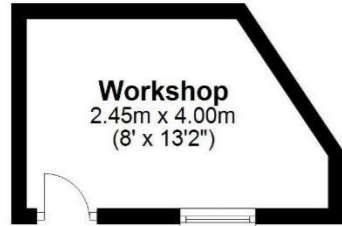
Second Floor

Approx. 27.9 sq. metres (300.2 sq. feet)



Workshop

Approx. 8.7 sq. metres (93.9 sq. feet)



Total area: approx. 177.3 sq. metres (1909.0 sq. feet)

EPC

4 Western Avenue EGHAM TW20 8QB		Energy rating C
Valid until 21 July 2032	Certificate number 2725-1006-4203-0752-1200	

Property type	Semi-detached house
Total floor area	168 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

