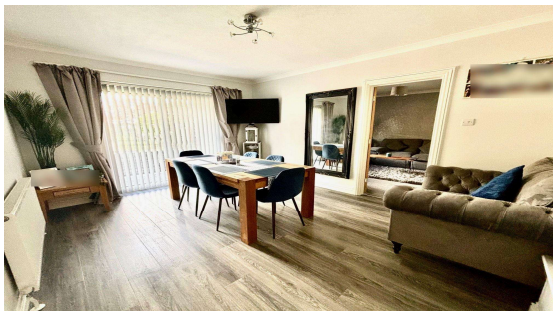




Ayebridges Avenue, Egham, Surrey, TW20 8HR

£650,000 F/H



A very well presented detached bungalow located in a residential no through road just yards from local shops, schools, nurseries and public transport facilities. The versatile accommodation comprises living room, fitted kitchen/breakfast room, dining room, utility room, shower room, three double bedrooms, family bathroom, a beautifully landscaped 180ft rear garden comprising gymnasium, outside bar and shelter, field storage units, and a self contained annexe/studio. Further benefits include off street parking for up to four vehicles, double glazed throughout and gas central heating.

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Double glazed main door to:

ENTRANCE PORCH: Laminate wood effect flooring and double glazed oak door to:

ENTRANCE HALLWAY: Access to loft, coved ceiling, radiator, vinyl click wood effect flooring and doors to all rooms.

BEDROOM ONE: Coved ceiling, vertical radiators, rear aspect double glazed window, newly fitted carpet.

**FITTED KITCHEN/
BREAKFAST ROOM:** Comprising eye and base level unit with square edge work surfaces, twin bowl sink unit with mixer tap, NEFF fitted oven, NEFF gas hob with NEFF extractor hood over, built in NEFF microwave, space for other appliances, radiator, part tiled walls, side aspect opaque double glazed window, side aspect double glazed stable door, vinyl click wood effect flooring and opening to:

DINING ROOM: Coved ceiling, radiator, rear aspect double glazed patio doors to patio area, storage cupboard and opening to:

UTILITY ROOM: Comprising base level unit with butler sink, worktop and space for appliances, rear aspect double glazed window, radiator, part tiled walls and vinyl click wood effect laminate flooring and rear aspect double glazed stable door to garden.

SHOWER ROOM: Comprising separate shower cubicle, low level W.C, wall mounted wash hand basin, side aspect low level double glazed window, fully tiled walls and vinyl click wood effect flooring.

LIVING ROOM: Coved ceiling, cupboards, radiator, newly fitted carpet and front aspect double glazed box bay window and side aspect double glazed window.

BEDROOM TWO: Overhead storage cupboards, radiator, newly fitted carpet and front aspect leaded light double glazed box bay window with bespoke shutter blinds.

BEDROOM THREE: Built in mirrored wardrobes, radiator, newly fitted carpet and side aspect double glazed window.

FAMILY BATHROOM: White three piece suite comprising panel enclosed bath with waterfall tap and shower attachment, half pedestal wash hand basin, low level W.C, extractor fan, fully tiled walls, heated towel rail and vinyl click wood effect flooring.

OUTSIDE

REAR GARDEN: **Approximately 180ft.** Vast lawn area, Indian sand stone patio area, pergola area housing space for a hot tub, outside bar area with full power, lighting and TV point, external heater, external lighting and power throughout and pathway leading to:

TREE HOUSE: Timber storage shed, well-kept borders and shrub areas and shingle pathway to:

HOME GYMNASIUM: Space for multiple types of gym equipment, with full power and lighting.

FIELD STORAGE UNIT: Latch gate, lockable storage area, bike and garden storage areas with full power and lighting.

**SELF CONTAINED
ANNEXE/STUDIO:**

Open plan living/kitchen area with stainless steel sink unit and mixer tap, space for appliances, electric heaters, laminate wood effect flooring and opening to double glazed doors and door to decking area:

BEDROOM:

Space for double bed, fitted carpet, electric heater and door to:

SHOWER ROOM:

Comprising separate shower cubicle, wash hand basin, low level W.C.

OWN DRIVEWAY:

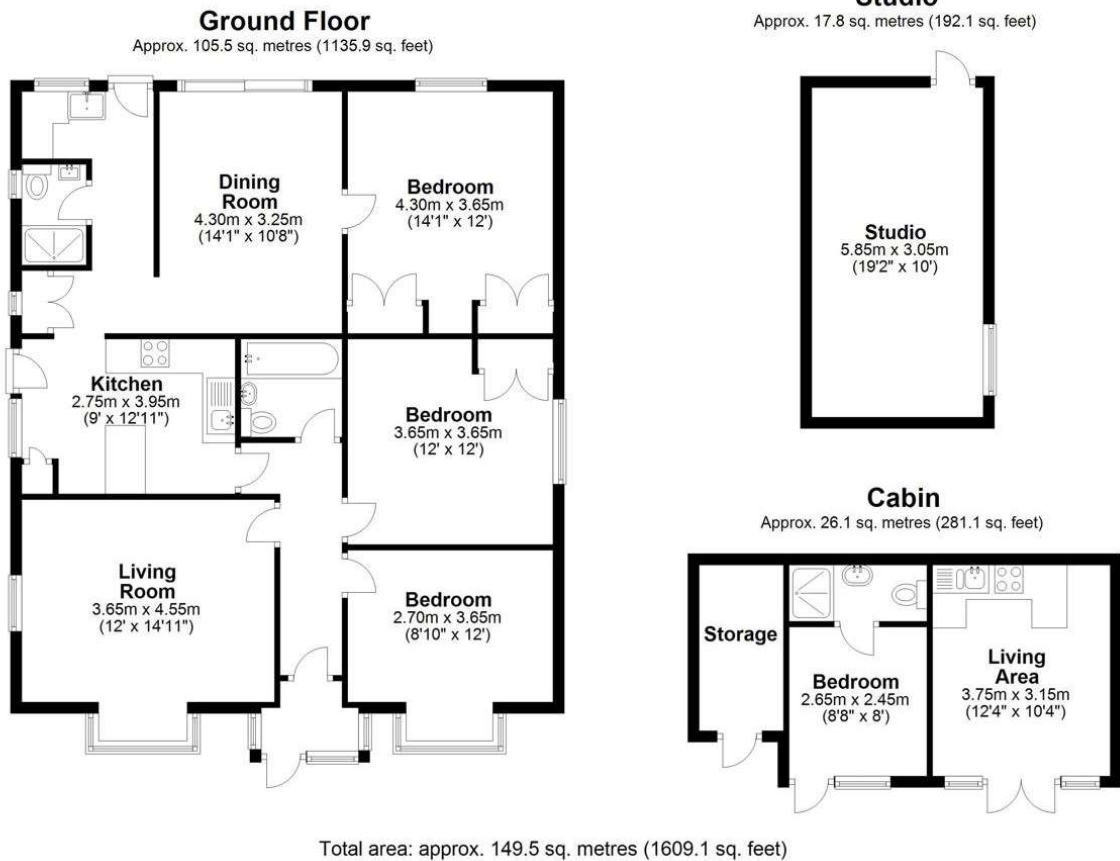
Block paved driveway providing off street parking for up to four vehicles with double gates to rear.

VIEWINGS:

By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk

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FLOORPLAN



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

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EPC

12, Ayebridges Avenue EGHAM TW20 8HR	Energy rating D
Valid until 23 July 2028	Certificate number 2248-2000-7263-5498-4920

Property type	Detached bungalow
Total floor area	101 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](#).

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.