



Western Avenue, Thorpe, Surrey, TW20 8QB

£775,000 F/H



NO ONWARD CHAIN! Situated at the end of a quiet cul de sac on a generous plot is this four/five bedroom detached chalet bungalow in the heart of Thorpe Village. The property currently offers versatile living with spacious lounge, separate fully fitted kitchen diner, ground floor shower room, four piece en-suite, large driveway, garage and approximately 150ft rear garden. There is a pending planning application with Runnymede Borough Council (ref- RU.24/1149). Both Egham and Virginia Water towns are within a five minute drive, both offering mainline stations, shops and restaurants.

Western Avenue, Thorpe Village, Surrey, TW20 8QB

Open porch with front door to:

**ENTRANCE
HALLWAY:**

Wood effect flooring, cupboard housing mega flow system, radiator, doors to all rooms.

BEDROOM THREE:

Wood effect flooring, front aspect double glazed bay window, radiator.

BEDROOM FOUR:

Wood effect flooring, front aspect double glazed bay window, radiator.

SHOWER ROOM

Wood effect flooring, part tiled walls, low level WC, vanity wash hand basin, glass panel enclosed shower, chrome heated towel rail.

**BEDROOM
FIVE/STUDY:**

Wood effect flooring, side aspect double glazed window, cupboard housing electric fuse board and boiler.

LOUNGE

Wood effect flooring, side aspect double glazed window, sliding patio doors onto garden, radiator.

KITCHEN/DINER:

Range of base and eye level high gloss white units with marble effect work tops, fitting five ring gas hob with extractor over, fitted sink and drainer unit with mixer tap over, fitted dishwasher and washing machine, fitted double oven, space for fridge/freezer. Side aspect double glazed window, double opening patio doors to garden. Stairs to first floor.

BEDROOM ONE:

Front aspect double glazed window, rear aspect Velux window, carpet floor, radiator, eaves storage and door to en-suite.

EN-SUITE

Wood effect vinyl flooring, four piece white bathroom suite including panel enclosed bath, low level WC, wall hang wash hand basin with storage under, glass enclosed shower cubicle, tiled walls, chrome heated towel rail.

BEDROOM TWO:

Rear aspect double glazed window, carpet floor, radiator.

OUTSIDE

REAR GARDEN:

Approximately 150ft. Patio area, raised timber decking area, laid to lawn, fully fence enclosed, side access gate, rear door to garage.

GARAGE:

Up and over door, light and power.

FRONT:

Block paved driveway and stoned area for up to five vehicles

COUNCIL TAX BAND:

E - Runnymede Borough Council

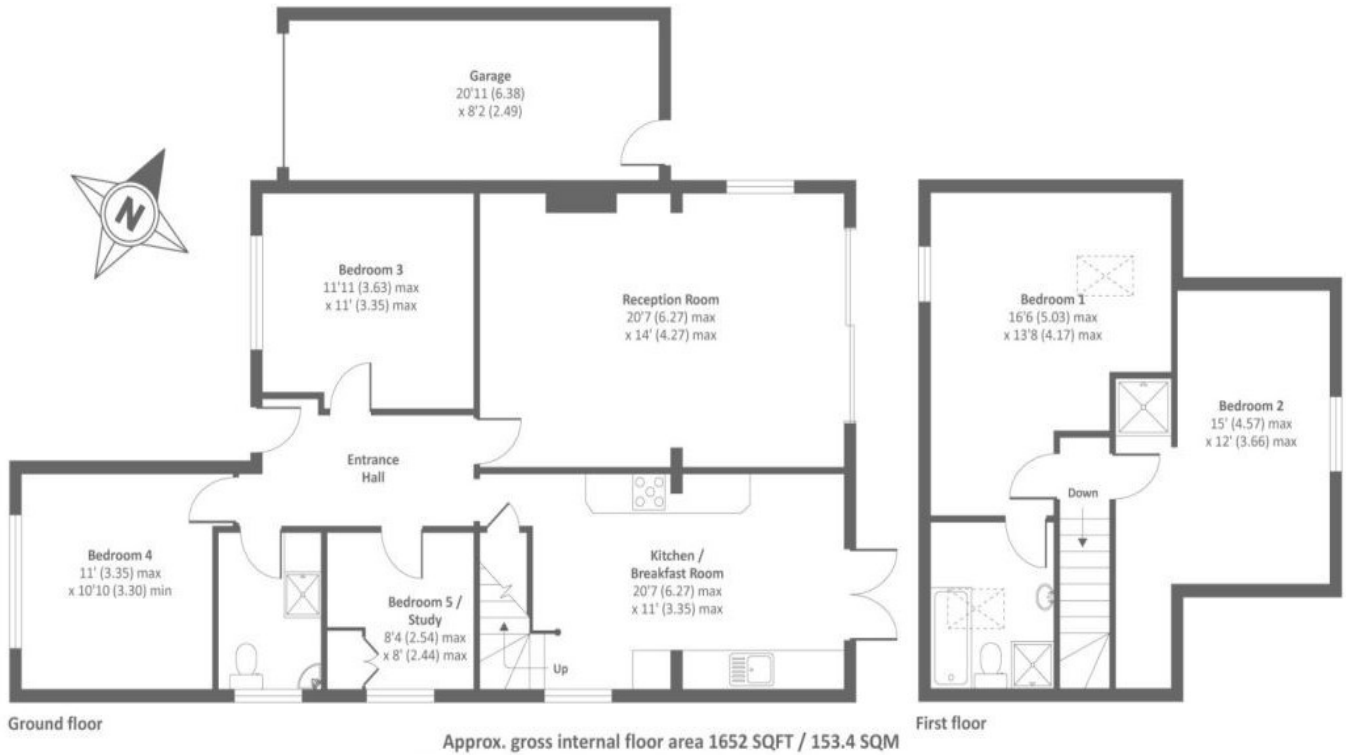
VIEWINGS:

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



Western Avenue, Thorpe Village, Surrey, TW20 8QB

FLOORPLAN



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

Western Avenue, Thorpe Village, Surrey, TW20 8QB

EPC

24 WESTERN AVENUE THORPE TW20 8QB		Energy rating D
Valid until 16 November 2030	Certificate number 5410-4129-0009-0566-6296	

Property type Semi-detached bungalow

Total floor area 93 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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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