



**Elmbank Avenue, Englefield Green, TW20 0TQ**

**£440,000 F/H**



A very well presented and recently renovated four bedroom extended terrace residence. Accommodation comprises entrance hallway, two reception rooms, high specification kitchen/dining room, luxury first floor family bathroom, private rear garden and off street parking for one vehicle. Further benefits include double glazing throughout and gas central heating.

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Covered entrance area with composite double glazed door to:

- ENTRANCE HALLWAY:** Stairs to first floor, under stairs storage cupboard, large storage cupboard with plumbing ready for a ground floor shower room to be installed, radiator, laminate wood effect flooring and doors to all rooms.
- RECEPTION/SITTING ROOM:** Radiator, laminate wood effect flooring and front aspect double glazed window.
- UTILITY ROOM:** Space for appliances, granite work tops and tiled flooring.
- KITCHEN/DINING ROOM:** **Kitchen-** Comprising eye and base level units with granite work surfaces, single sink with mixer tap, fitted double oven and extractor over, fitted fridge/freezer, fitted dishwasher, space for other appliances, part tiled walls, laminate wood effect flooring and open plan to:  
**Dining Room-**feature wall cladding, laminate wood effect flooring and rear aspect double glazed patio doors.
- RECEPTION/FAMILY ROOM:** Radiator, side aspect double glazed window, rear aspect double glazed French doors and laminate wood effect flooring.
- FIRST FLOOR LANDING:** Access to loft, handrails and balustrading, newly fitted carpets and doors to all rooms.
- BEDROOM ONE:** Feature wall cladding, radiator, newly fitted carpet and rear aspect double glazed window.
- BEDROOM TWO:** Radiator, newly fitted carpet and front aspect double glazed window.
- BEDROOM THREE:** Radiator, newly fitted carpet, front aspect double glazed window.
- BEDROOM FOUR:** Fitted wardrobes, radiator, newly fitted carpet and rear aspect double glazed window.
- LUXURY FIRST FLOOR FAMILY BATHROOM:** White three piece suite comprising panel enclosed bath with shower over, glass shower screen, low level WC, vanity enclosed wash hand basin, heated towel rail, part tiled walls and fully tiled floors.

**OUTSIDE**

- REAR GARDEN:** **Approximately 30ft.** Patio area, lawn area, rear access gate and enclosed by panel fencing.
- PARKING:** Off street parking providing parking for one vehicle.
- COUNCIL TAX BAND:** D - 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)**

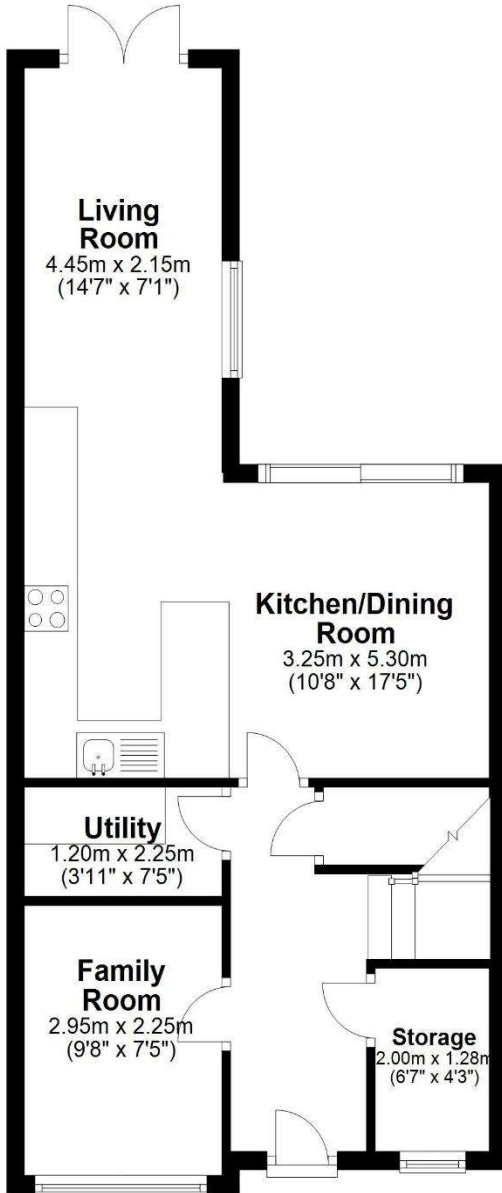


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**FLOORPLAN**

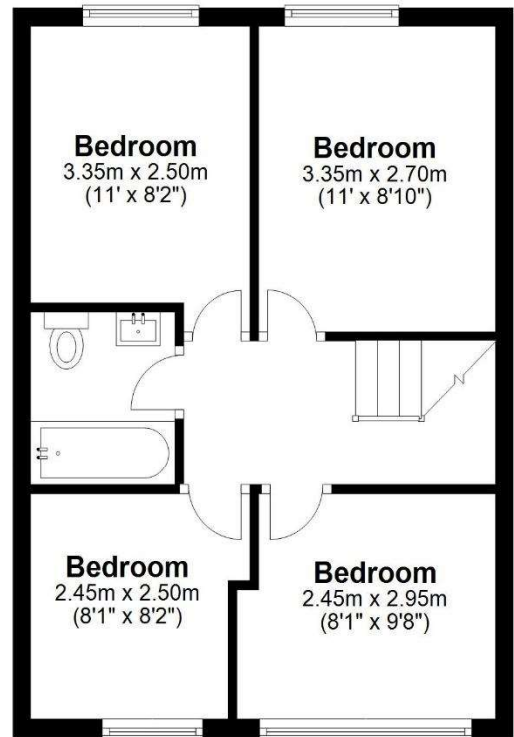
**Ground Floor**

Approx. 49.2 sq. metres (530.1 sq. feet)



**First Floor**

Approx. 40.3 sq. metres (433.5 sq. feet)



Total area: approx. 89.5 sq. metres (963.6 sq. feet)

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

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EPC

49 Elmbank Avenue Englefield Green EGHAM TW20 0TQ		Energy rating <b>C</b>
Valid until <b>22 January 2035</b>	Certificate number <b>0340-2107-1490-2025-0615</b>	

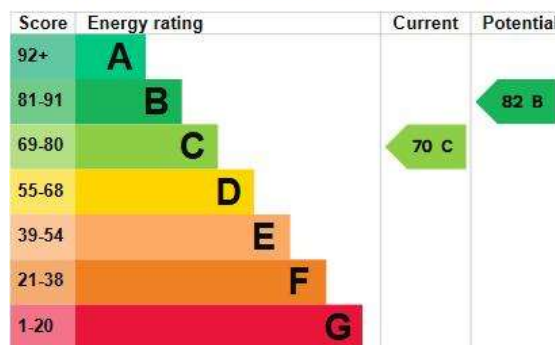
Property type	Mid-terrace house
Total floor area	91 square metres

**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](#).



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