



Hythefield Avenue, Egham, TW20 8DD

£520,000 F/H



Located in a quiet residential no through road is this extended and loft converted charming 1930's semi detached home situated within just yards of local shops, nurseries and schools. The well-proportioned accommodation comprises entrance hallway, two reception rooms, downstairs WC, a large open plan kitchen/utility room, four bedrooms. Two bathrooms, own driveway, garage, off street parking for up to four vehicles and a beautifully presented and mature 75ft rear garden.

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Double glazed main door to:

ENTRANCE PORCH:

Tiled flooring, front aspect doubled glazed window and door to:

ENTRANCE HALLWAY:

Stairs to first floor, coved ceiling, understairs storage cupboard, radiator and doors to all rooms.

LOUNGE:

Coved ceilings, radiator and front aspect double glazed bay window.

DOWNSTAIRS WC:

Low level WC, pedestal wash hand basin, radiator vinyl flooring and side aspect opaque double glazed window.

DINING ROOM:

Coved ceilings, rear aspect double glazed window and door opening to:

FITTED KITCHEN:

Comprising eye and base level units, with rolled edge work surfaces, single sink unit with double drainer unit, space for other appliances, radiator, side aspect double glazed windows, rear aspect double glazed windows and rear aspect double glazed French doors to garden.

FIRST FLOOR LANDING:

Handrail and balustrade, side aspect double glazed window, stairs to second floor, under stairs cupboard and doors to all rooms.

BEDROOM ONE:

Radiators, front aspect double glazed bay window.

BEDROOM TWO:

Clothes hanging area, airing and storage cupboard, radiator, rear aspect double glazed window.

BEDROOM THREE:

Radiator and front aspect double glazed window.

**FIRST FLOOR FAMILY
BATHROOM:**

White three piece suite comprising panel enclosed bath, pedestal wash hand basin, low level WC, fully tiled walls, vinyl flooring, side aspect opaque double glazed window and rear aspect opaque double glazed window.

LOFT ROOM/BEDROOM

Storage cupboards, electric heater, side aspect double glazed window and rear aspect double glazed window.

BATHROOM:

Corner bath, low level WC, wall mounted wash hand basin, electric heater, fully tiled walls, vinyl flooring, front aspect Velux window.

OUTSIDE

**PRIVATE REAR
GARDEN:**

Approximately 75ft. Patio area, lawn area, external tap, flower, shrub and tree borders and enclosed by panel fencing.

Providing off street parking for up to four vehicles leading to:

With up and over door.

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

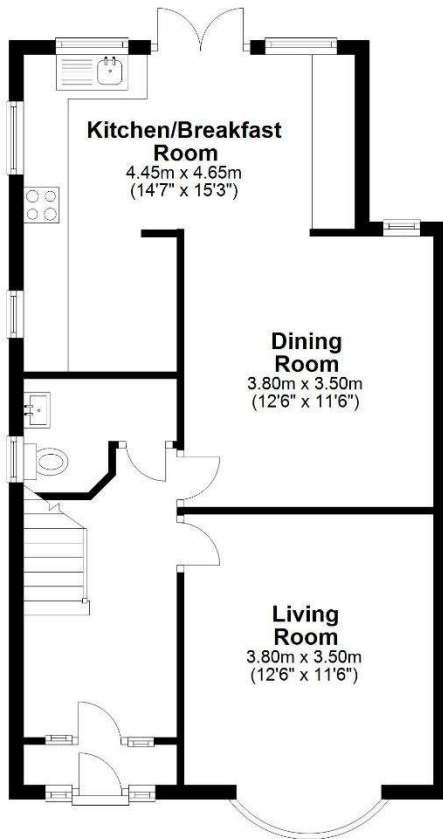


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FLOORPLAN

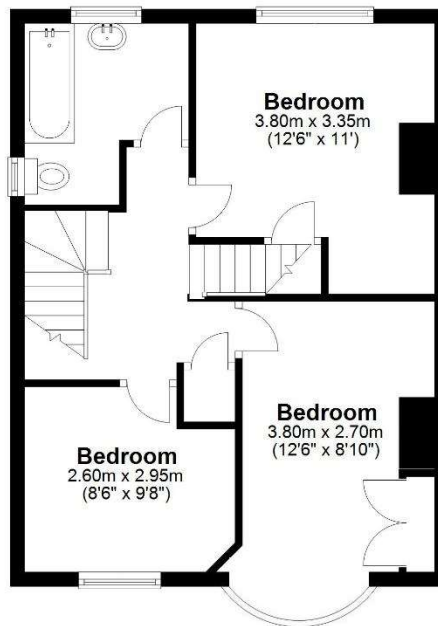
Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



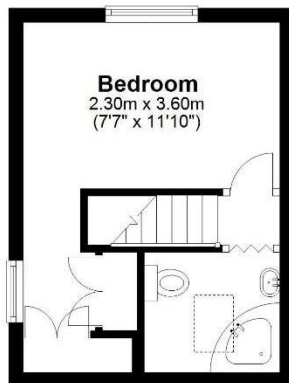
First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



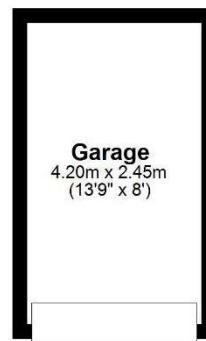
Second Floor

Approx. 17.7 sq. metres (190.4 sq. feet)



Garage

Approx. 10.3 sq. metres (110.8 sq. feet)



Total area: approx. 129.1 sq. metres (1389.7 sq. feet)

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

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EPC

29 Hythefield Avenue EGHAM TW20 8DD		Energy rating E
Valid until 13 April 2035	Certificate number 9142-3049-9204-6115-1200	

Property type Semi-detached house

Total floor area 127 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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