



**Warwick Avenue, Egham, TW20 8LS**

**O.I.E.O £375,000 F/H**



An extended two bedroom house with parking to the front and potential for a garage to the rear (subject to planning permission). In addition there are two receptions, first floor bathroom, 100ft rear garden and **NO ONWARD CHAIN**. Located in a no through road close to local shops and schools, as well as offering access to all motorways and Egham's mainline station.

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PVC front door into:

**LOUNGE:**

Wood effect laminate floor, electric fire, double glazed window to front, with radiator under, stairs to first floor and door to:

**DINING ROOM:**

Wood effect laminate floor, radiator, cupboard housing hot water tank, under stairs storage cupboard and doors to:

**KITCHEN:**

Eye and base level units with rolled edge work surfaces, space for appliances, single bowl stainless steel sink unit with mixer tap, part tiled walls, wall mounted boiler, fully tiled floor and double glazed window and door to rear.

**LANDING:**

Hatch to loft and doors to:

**BEDROOM ONE:**

Over stairs wardrobe, radiator and double glazed window to front.

**BEDROOM TWO:**

Radiator and double glazed window to rear.

**BATHROOM:**

Panel enclosed bath with mixer tap and shower attachment, low level W.C, pedestal wash hand basin, radiator, fully tiled walls and double glazed window to rear.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 110ft.** Mainly laid to lawn, patio area, timber storage shed, rear access gate, fully enclosed with rear access road and potential for garage. (subject to planning permission)

**PARKING:**

Off street parking for one vehicle and dropped kerb.

**COUNCIL TAX BAND:**

C- Runnymede Borough Council

**VIEWINGS:**

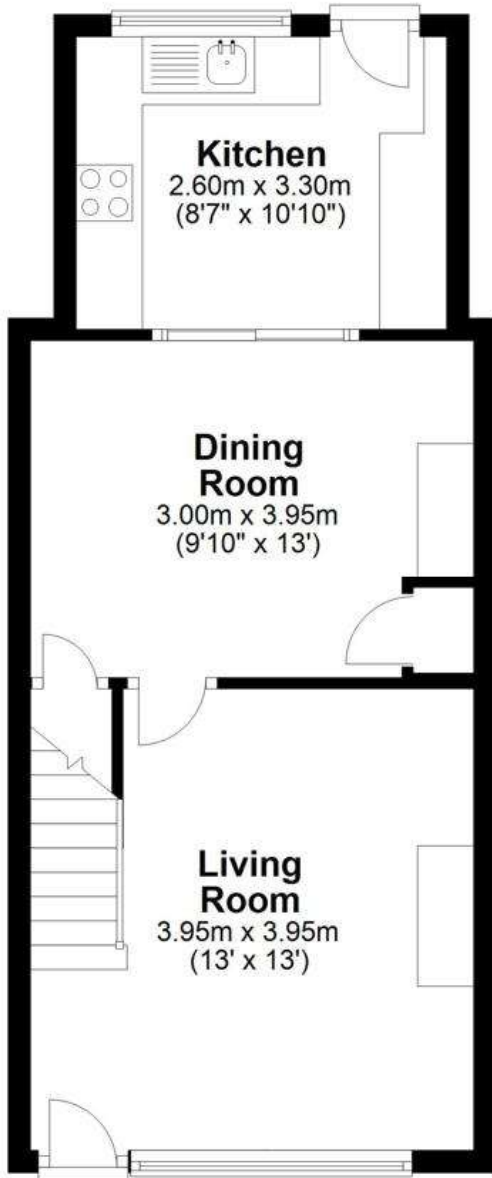
By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



FLOORPLAN

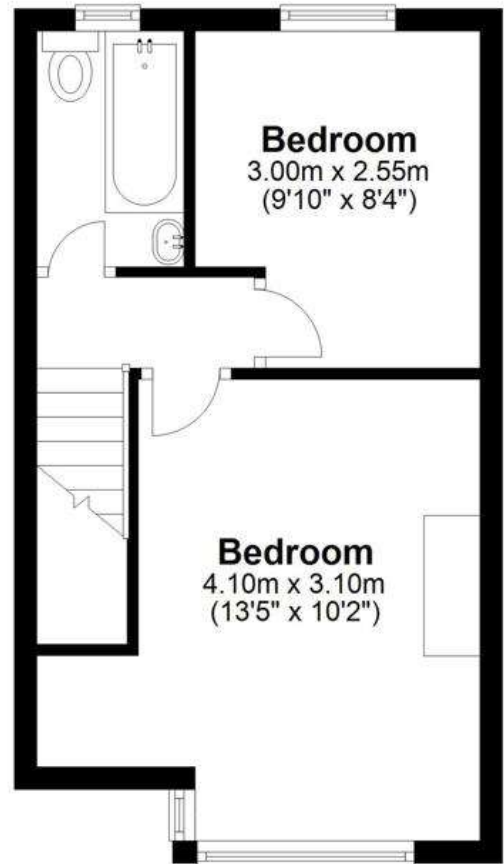
**Ground Floor**

Approx. 37.1 sq. metres (399.3 sq. feet)



**First Floor**

Approx. 27.6 sq. metres (296.8 sq. feet)



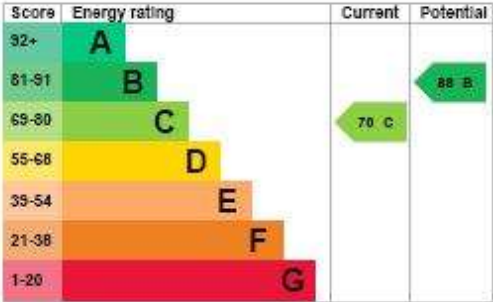
Total area: approx. 64.7 sq. metres (696.1 sq. feet)

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



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## EPC

Energy performance certificate (EPC)			
96 Warwick Avenue EGHAM TW20 8LS		Energy rating <b>C</b>	Valid until: 29 October 2033  Certificate number: 9330-2530-5300-2777-6111
Property type		Mid-terrace house	
Total floor area		65 square metres	
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).			
<b>Energy rating and score</b>			
This property's current energy rating is C. It has the potential to be B.			
<a href="#">See how to improve this property's energy efficiency.</a>			
			
The graph shows this property's current and potential energy rating.			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
For properties in England and Wales:			
the average energy rating is D the average energy score is 60			