



**South Avenue, Egham, Surrey, TW20 8HG**

**£525,000 Freehold**



A larger than average detached house with three double bedrooms. The ground floor offers two large receptions, kitchen and utility room with scope for a downstairs cloakroom. The rear garden is approximately 70ft long with a detached garage to the rear. Situated close to schools and local shops. Being sold with full vacant possession.

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Double glazed front door into:

**ENTRANCE HALL:** Radiator. Double glazed window to front. Stairs to first floor with cupboard below and doors to:

**LOUNGE:** 4.57m x 4.29m (15'0 x 14'1) Ornate fireplace with wooden surround, radiator, coved ceiling and double glazed bay window to front.

**DINING/FAMILY ROOM:** 7.88m x 3.83m (25'10 x 12'7) Ornate fireplace, two radiators, coved ceiling, triple aspect double glazed windows and door to:

**KITCHEN:** 3.20m x 3.12m (10'6 x 10'3) Eye and base level units with rolled edge work surfaces, space for appliances, single drainer sink unit with mixer tap, wall mounted boiler, radiator, part tiled walls, fully tiled floor, double aspect double glazed windows, double glazed door to side and door to:

**UTILITY ROOM/PANTRY:** 3.09m x 1.47m (10'2 x 4'10) Fully tiled floor, space for appliances and double glazed window to side.

**LANDING:** Double glazed window to side and doors to:

**BEDROOM ONE:** 4.60m x 4.29m (15'1 x 14'1) Ornate fireplace, radiator, picture rail and double glazed bay window to front.

**BEDROOM TWO:** 3.84m x 3.57m (12'7 x 11'9) Built in wardrobe, picture rail and double glazed window to rear with radiator under.

**BEDROOM THREE:** 3.88m x 3.52m (12'9 x 11'7) Radiator, picture rail and double glazed window to side.

**BATHROOM:** Panel enclosed bath with mixer tap and shower attachment, low level W.C, pedestal wash hand basin, part tiled walls, radiator and double glazed window to front.

**OUTSIDE**

**REAR GARDEN:** Approximately 70ft. Mainly laid to lawn, fully enclosed, side access gate, brick built storage unit which could be converted to an office/man cave/she shed, rear access gate leading to:

**GARAGE:** Detached built with double doors, light and power. Approached via rear access.

**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](http://www.nevinandwells.co.uk)



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FLOORPLAN

Approximate Gross Internal Area 1654 sq ft – 154 sq m  
Ground Floor Area 788 sq ft – 73 sq m  
First Floor Area 617 sq ft – 57 sq m  
Garage Area 249 sq ft – 23 sq m



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

## South Avenue, Egham, Surrey, TW20 8HG

### EPC

36, South Avenue EGHAM TW20 8HG	Energy rating <b>E</b>
Valid until 14 September 2027	Certificate number 9128-3003-7281-6833-9960

Property type	Detached house
Total floor area	125 square metres

### Rules on letting this property

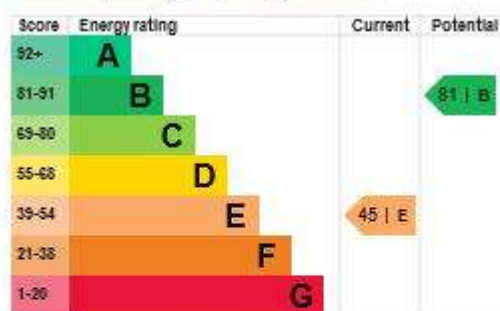
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy efficiency rating for this property

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

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



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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60