

NEVIN & WELLS

Residential

Established 2002



South Avenue, Egham, TW20 8HG

O.I.E.O £425,000 F/H



Offering immense character and charm, a spacious halls adjoining two bedroom Edwardian home, situated in a quiet avenue. Benefits include shaker style kitchen, first floor classic style bathroom, large lounge with feature fireplace and separate dining room. Externally, there is a mature cottage style 115ft (35m) garden and a single garage to rear. Local schools, shops and park are five minutes' walk away.

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Front door into porch, internal door into:

LOUNGE:

Radiator, exposed floorboards, ornate coving, wood burner with ornate surround. Double glazed bay window to front. Door into:

INNER LOBBY:

Stairs to first floor. Door into:

DINING ROOM:

Radiator, coved ceiling, exposed floorboards, under stair cupboard. Double glazed window to rear. Door into:

KITCHEN:

Range of shaker style base and eye level units, laminate worktops, tile effect flooring, tiled splash back, wall mounted gas boiler, space for appliances. Built in electric oven and four ring gas hob, single bowl single drainer sink with chrome mixer tap. Dual aspect double glazed windows to side and rear. Double glazed door into rear garden.

LANDING:

Storage cupboard, hatch to loft space.

BEDROOM ONE:

Radiator, two built in wardrobes, newly installed carpet. Two double glazed windows to front.

BEDROOM TWO:

Radiator, newly installed carpet. Double glazed window to rear.

BATHROOM:

White suite comprising low level W.C, pedestal wash hand basin, panel bath with telephone style chrome mixer tap, part tiled walls, storage cupboard, cork floorboards. Frosted double glazed window to rear.

OUTSIDE

REAR GARDEN:

35m (115ft) A mature and extensively planted cottage style garden with pergola over seating area, pond, outside tap, lawn, various trees and shrubs. Side and rear access gates. Large triple door brick storage shed.

FRONT GARDEN:

Inset shrubs and picket fence to front.

GARAGE:

Single brick garage to rear, newly installed remote controlled door, off Devils Lane.

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**

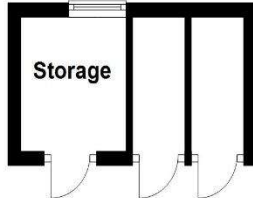


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FLOORPLAN

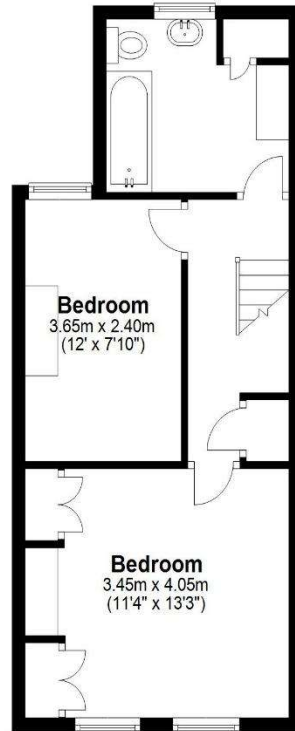
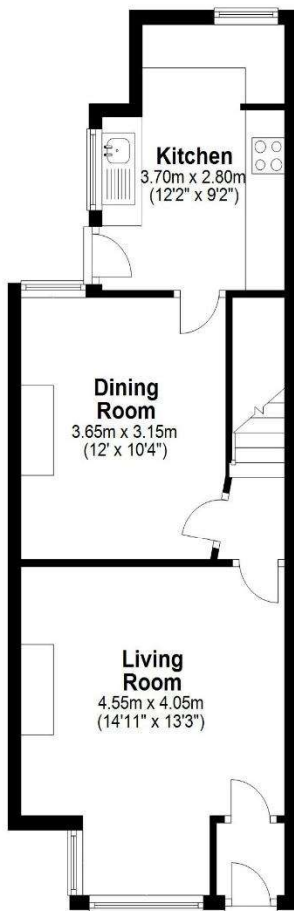
Ground Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



Garage

Approx. 21.1 sq. metres (227.4 sq. feet)



Total area: approx. 106.0 sq. metres (1140.5 sq. feet)

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

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EPC

10 South Avenue EGHAM TW20 8HG		Energy rating D
Valid until 13 July 2033	Certificate number 9347-1015-7263-9227-0200	

Property type Semi-detached house

Total floor area 72 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		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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