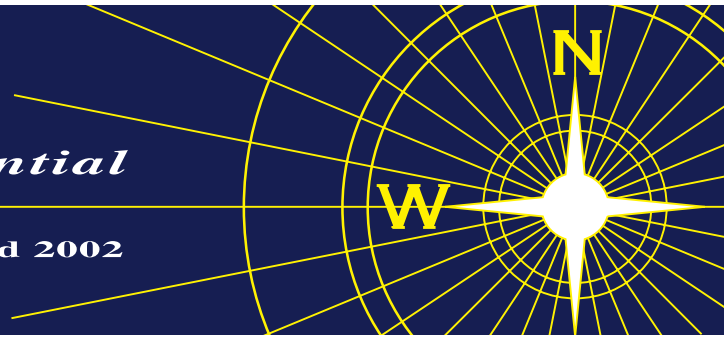


# NEVIN & WELLS

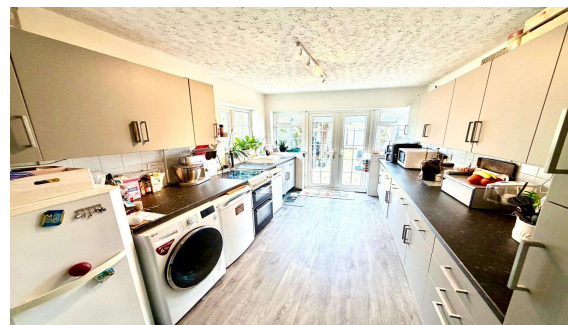
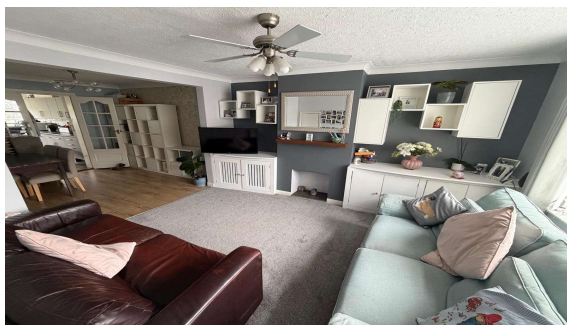
*Residential*

Established 2002



**Warwick Avenue, Egham, TW20 8LR**

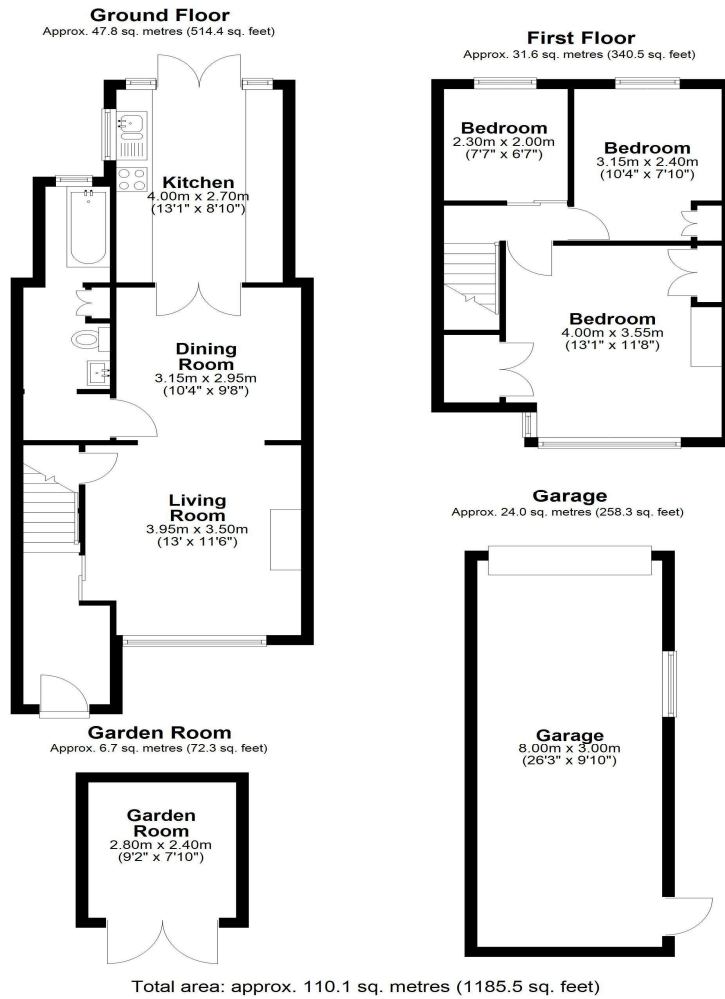
**£425,000 F/H**



An extended three bedroom terrace property located in a no through road. The property offers own driveway, double length garage and home office/studio. Accommodation comprises entrance hallway, lounge/dining room, fitted kitchen, luxury bathroom and a private rear garden leading onto a local playing field and toddlers play park. No onward chain.

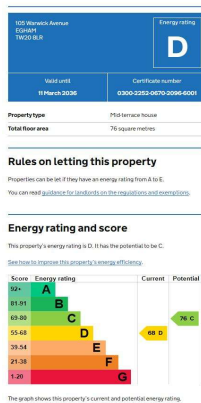
Warwick Avenue, Egham, Surrey, TW20 8LR

FLOOR PLAN



Total area: approx. 110.1 sq. metres (1185.5 sq. feet)

EPC



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)



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