



Hythefield Avenue, Egham, TW20 8DE

O.I.E.O £680,000 F/H



A larger than average, well presented and extended five bedroom extended semi-detached residence measuring almost 2,000sq ft. Located in a quiet no through road within walking distance of local shops, schools and public transport facilities. The well proportioned and spacious accommodation comprises entrance hallway, downstairs WC, two reception rooms, 16ft x 13ft kitchen/dining room, integral double garage, new en-suite facilities, first floor family bathroom, south facing rear garden and off street parking for up to three vehicles.

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Double glazed main door to:

<u>ENTRANCE HALLWAY:</u>	Coved ceiling, stairs to first floor, radiator, under stairs storage cupboards, engineered Oak flooring and Oak doors to all rooms.
<u>DOWNSTAIRS WC:</u>	Low level WC, vanity enclosed wash hand basin, tiled splashback and tiled flooring.
<u>LOUNGE:</u>	Coved ceiling, feature fireplace with stone surround, mantle and hearth, radiator, fitted carpets and front aspect box bay window.
<u>KITCHEN/DINING ROOM:</u>	Recently updated, comprising eye and base level units with granite work surfaces, single sink and drainer unit with Quooker boiling water tap, water softener stainless steel fitted extractor fan, space for other appliances, tiled flooring, under floor heating, side aspect double glazed French doors to garden and rear aspect double glazed windows.
<u>DINING ROOM:</u>	Recently updated, coved ceiling, built in Oak shelving, radiator, engineering Oak flooring and rear aspect double glazed Bi-folding doors to garden.
<u>FIRST FLOOR LANDING:</u>	Access to loft, coved ceiling, hand rail and balustrading, fitted carpet and Oak doors to all rooms.
<u>PRINCIPLE BEDROOM:</u>	Built in fitted wardrobes, radiator, fitted carpets, front aspect double glazed window and Oak door to: -
<u>LUXURY EN-SUITE SHOWER ROOM:</u>	New, separate double walk in shower cubicle with riser shower and tiled all around, vanity enclosed wash hand basin, concealed low level WC, anthracite heated towel rail, extractor fan, fully tiled walls, wood effect tiled flooring and rear aspect opaque double glazed windows.
<u>BEDROOM TWO:</u>	Coved ceiling, radiator, fitted carpets and front aspect double glazed window.
<u>BEDROOM THREE:</u>	Built in wardrobes, radiator, fitted carpet and rear aspect double glazed window.
<u>BEDROOM FOUR:</u>	Radiator, fitted carpets and rear aspect double glazed window.
<u>BEDROOM FIVE/HOME OFFICE:</u>	Radiator, fitted carpets and front aspect double glazed window.
<u>FIRST FLOOR FAMILY BATHROOM:</u>	White three piece suite, panel enclosed bath with shower over, glass shower screen, pedestal wash hand basin, low level WC, extractor fan, fully tiled walls, tiled flooring. Heated towel rail and rear aspect opaque double glazed window.
<u>INTEGRAL DOUBLE GARAGE:</u>	Cupboard housing a category A boiler and Megaflow system, radiators, hot and cold taps, rear aspect door to garden and remote roller shutter door.

OUTSIDE

<u>REAR GARDEN:</u>	(South facing) raised decking area, lawn area, external tap, external power, external lighting and enclosed by panel fencing and brick walling.
<u>PARKING:</u>	Off street parking for up to three vehicles and gated side access to rear.
<u>COUNCIL TAX BAND:</u>	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

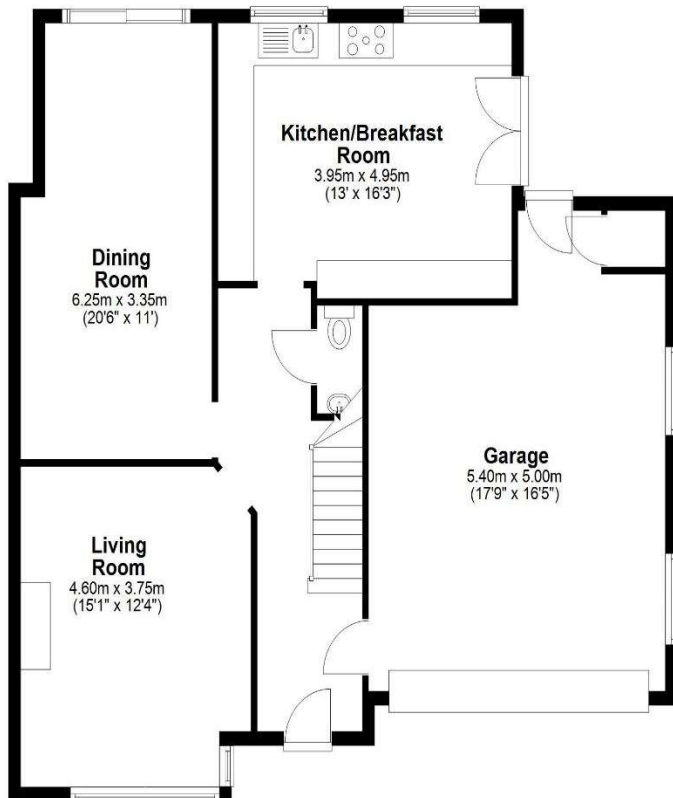


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FLOORPLAN

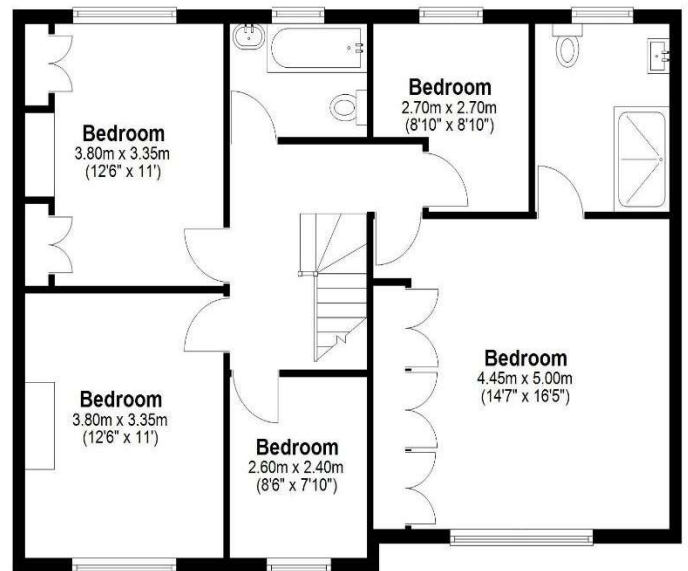
Ground Floor

Approx. 102.0 sq. metres (1097.5 sq. feet)



First Floor

Approx. 81.5 sq. metres (876.7 sq. feet)



Total area: approx. 183.4 sq. metres (1974.2 sq. feet)

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

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EPC

2 Hythefield Avenue EGHAM TW20 8DE		Energy rating C
Valid until 20 January 2036	Certificate number 4800-4290-0622-3521-3963	

Property type Semi-detached house

Total floor area 184 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 C. 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		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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