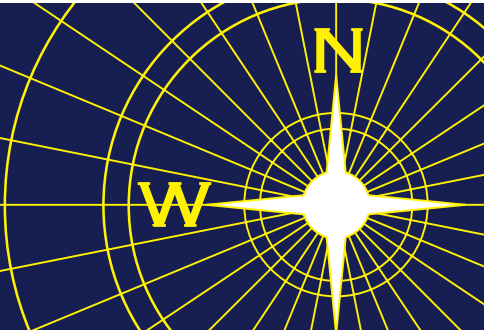




Pooley Avenue, Egham, Surrey, TW20 8AB

£600,000 F/H



Situated in a quiet residential road, is this extended three bedroom detached house with lots of scope to extend (S.T.P.P) and a mature 120ft rear garden. In addition there are two receptions, first floor bathroom, downstairs WC, as well as a garage and own driveway. Located within a ten minute walk of mainline station and High Street with Magna Square with Everyman Cinema. Being sold with no onward chain

Pooley Avenue, Egham, Surrey, TW20 8AB

Double glazed front door into:

**ENTRANCE
HALLWAY:**

Stairs to first floor with cupboard below, window to front and doors into: -

DINING ROOM:

Coal effect gas fire, coved ceiling and double glazed bay window to front.

LIVING ROOM:

Two radiators, coved ceiling, two wall lights, double glazed window to side and double glazed sliding patio doors onto garden.

KITCHEN:

Eye and base level units, double bowl sink unit with mixer tap, part tiled walls, space for appliances, four ring electric hob, double glazed window to side and double glazed door to rear into: -

REAR PORCH:

With door into: -

CLOAKROOM:

High level WC, window to rear.

LANDING:

Hatch to loft space with light and part boarded, cupboard house hot water tank and boiler. Doors to: -

BEDROOM ONE:

Picture rail, double glazed window to front.

BEDROOM TWO:

Picture rail, fitted wardrobes, double glazed window to rear with radiator under.

BEDROOM THREE:

Fitted wardrobe, window to front with radiator under.

BATHROOM:

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

OUTSIDE

REAR GARDEN:

Approximately 120ft. West facing, mainly laid to lawn with paved patio area, timber storage shed, fully enclosed by fence and hedging, various shrubs and borders with side access.

GARAGE:

Single built with light and power, approached via: -

DRIVEWAY:

With parking for four vehicles.

COUNCIL TAX BAND:

E - Runnymede Borough Council

VIEWINGS:

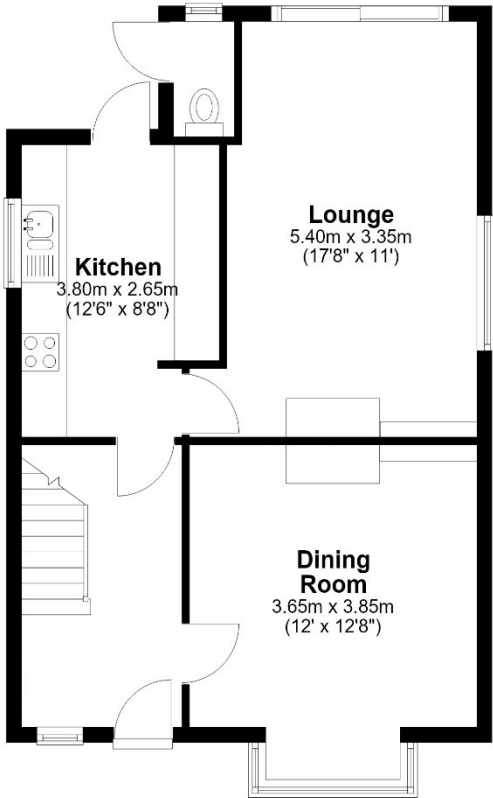
**By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk**

Pooley Avenue, Egham, Surrey, TW20 8AB

FLOORPLAN

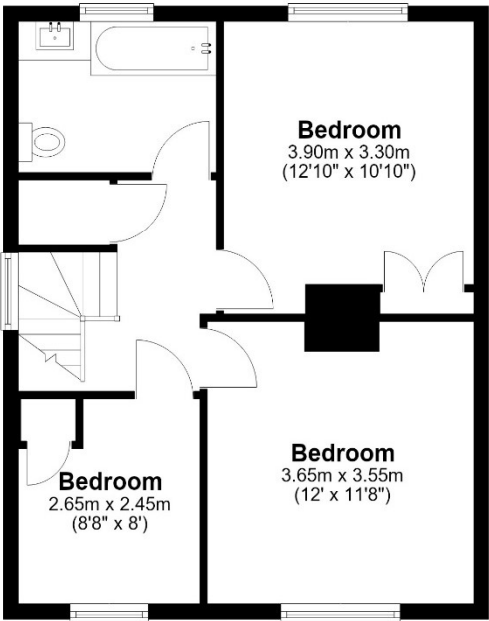
Ground Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



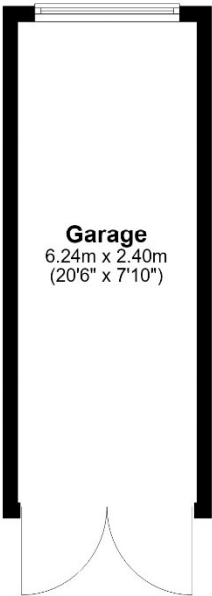
First Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



Garage

Approx. 15.0 sq. metres (161.2 sq. feet)



Total area: approx. 114.3 sq. metres (1230.4 sq. feet)

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

Pooley Avenue, Egham, Surrey, TW20 8AB

EPC

5 Pooley Avenue EGHAM TW20 8AB		Energy rating D
Valid until 16 September 2036	Certificate number 8636-2521-7600-0373-6296	

Property type	Detached house
Total floor area	98 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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