NEVIN & WELLS

Residential

Established 2002



Warwick Avenue, Egham, Surrey, TW20 8LW — £415,000 F/H









An extended 1930's built end of terrace home, offering two car drive and 90ft (27.43m) rear garden. Benefits include a large lounge, open plan kitchen/breakfast room, dining toom and first floor modern shower room. access to local shops and park is close at hand, Egham mainline station and Magna Square are a twenty minute walk. The M25, A30 and Heathrow Airport are a few minutes drive away.

169/170 High Street, Egham, Surrey, TW20 9EJ
Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk

The Property Ombudsman
OFT Approved code

Warwick Avenue Egham, Surrey, TW20 8LW

ENCLOSED PORCH: Double glaze front door, coat rack. Opening into: -

LOUNGE: Radiator, coved cornice ceiling, grey Oak effect flooring, stairs to first floor with cupboard under. Double glazed window to front. Door into: -

KITCHEN/BREAKFAST ROOM: Range of gloss white bae and eye level units, laminated worktops. Tiled splashback, grey Oak effect flooring, coved cornice ceiling, radiator, space for fringe/freezer, built in Hotpoint electric double oven, built in electric hob, stainless steel extractor filter. Space for washing machine, integrated dishwasher. Stainless steel single bowl single drainer sink unit with chrome mixer tap. Double glazed doors into: -

DINING ROOM: Radiator, grey Oak effect flooring. Double glazed window and doors over rear garden.

FIRST FLOOR LANDING: Oak doors into all rooms. Double glazed window to side.

BEDROOM ONE: Radiator, Oak effect flooring, access to loft space with light, power and double glazed Velux window. Double glazed window to front.

BEDROOM TWO: Radiator, coved cornice ceiling. Double glazed window to rear.

OUTSIDE

REAR GARDEN: **Approximately 90ft (27.43m).** Seating deck, large lawn, outside tap, Pergola with patio under, large detached wooden summer house with light and power, Side access gate.

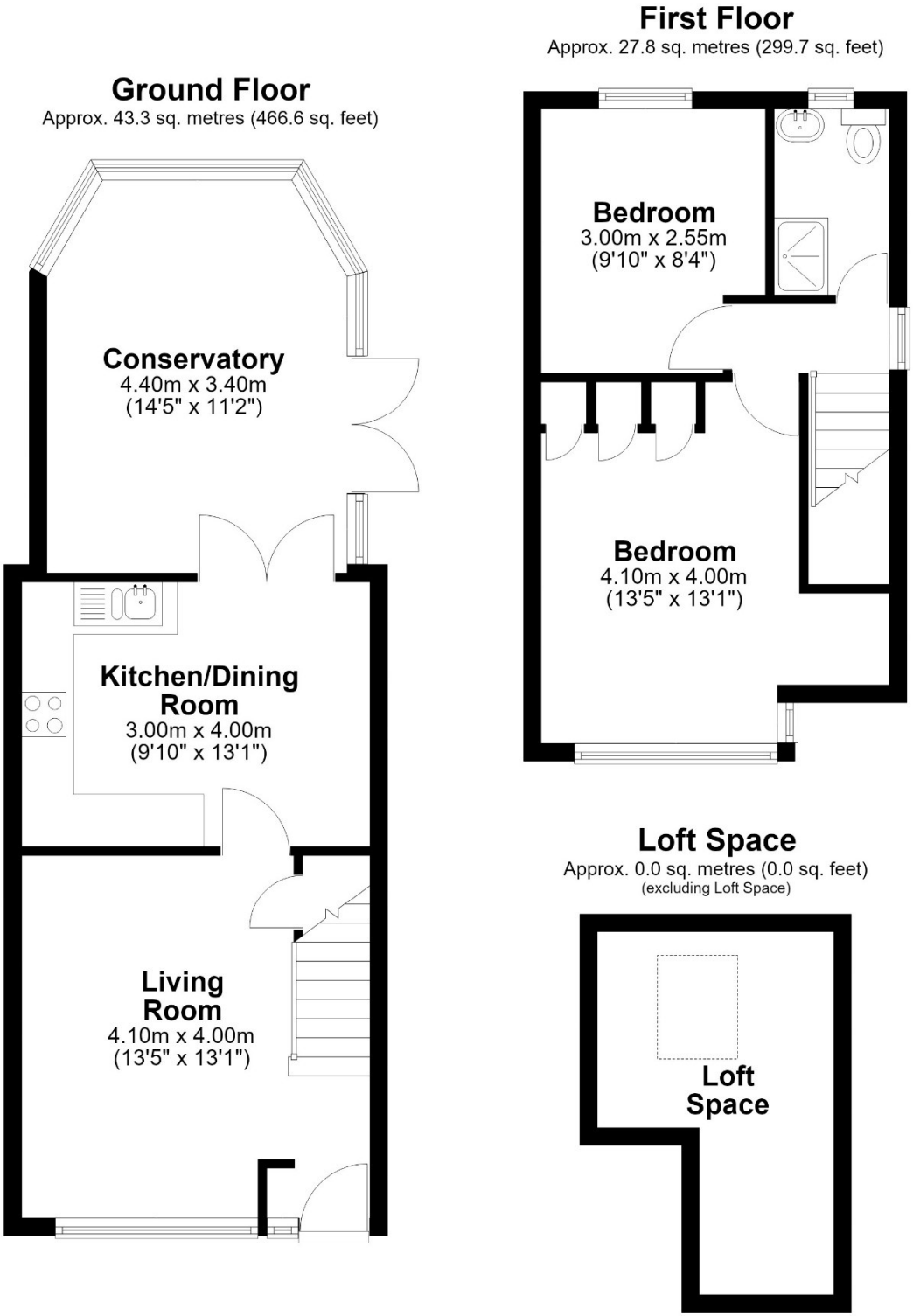
PARKING: Two car parking at front of property.

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



Total area: approx. 71.2 sq. metres (766.2 sq. feet)

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

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EPC

47 Warwick Avenue
EGHAM
TW20 8LW

Energy rating

D

Valid until	Certificate number
30 September 2036	**9320-2409-8600-2006-0735**

Property type	End-terrace house
Total floor area	58 square metres

Rules on letting this property

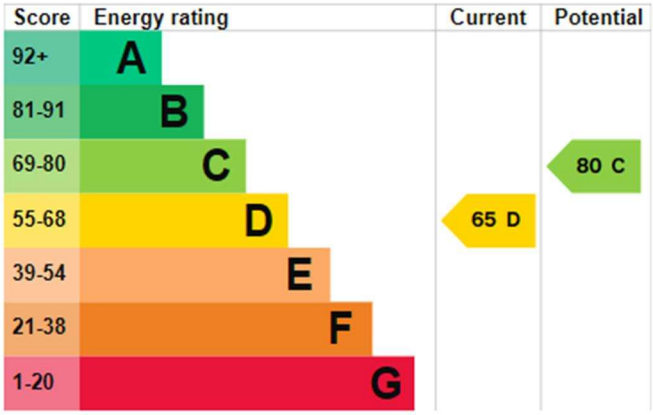
Properties can be let if they have an energy rating from A to E.

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.



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