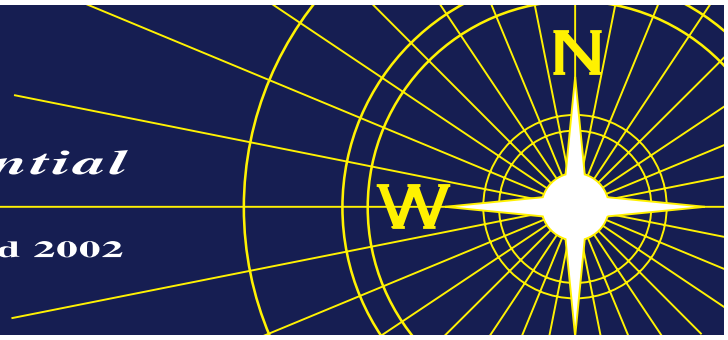


# NEVIN & WELLS

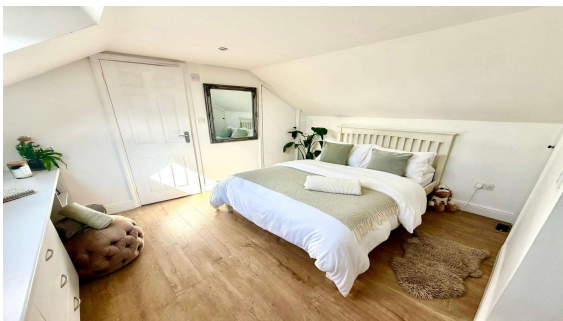
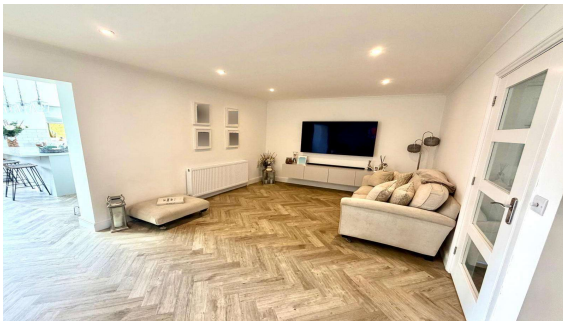
*Residential*

Established 2002



**Oak Avenue, Egham, Surrey, TW20 8HH**

**£700,000 F/H**



An individually designed detached family home having undergone many improvements, offering versatile accommodation over three floors. Benefits include four double bedrooms all with fitted wardrobes, two en-suite shower rooms, modern first floor family bathroom, 19ft lounge/dining room, modern fitted kitchen, downstairs cloakroom, conservatory, gas central heating, double glazing and integral garage. Outside there is a 70ft garden to the rear and off street parking to the front for three vehicles.

**Oak Avenue, Egham, Surrey, TW20 8HH**

<b><u>ENTRANCE HALLWAY:</u></b>	Coved ceiling, stairs to first floor, radiator, laminated wood effect flooring and doors to all rooms.
<b><u>DOWNSTAIRS CLOAKROOM:</u></b>	Side aspect double glazed window, low level W.C, wash hand basin with tiled splash back, extractor fan, radiator and laminated wood effect flooring.
<b><u>HOME OFFICE:</u></b>	Radiator, Karndean flooring and front aspect double glazed window.
<b><u>LIVING/DINING ROOM:</u></b>	Coved ceiling, rear aspect double glazed window, under stairs storage cupboard, radiator and glazed double doors to:
<b><u>RECENTLY INSTALLED KITCHEN/DINING ROOM:</u></b>	Comprising eye and base level units with granite work tops, butler sink with mixer tap, fitted double oven, fitted hob, fitted fridge/freezer, fitted dishwasher, Karndean flooring, breakfast bar area, rear aspect double glazed window and rear aspect double glazed French doors and double glazed Velux windows.
<b><u>BEDROOM ONE:</u></b>	Coved ceiling, two front aspect double glazed windows, radiator, fitted bedroom furniture to include wardrobes, chest of drawers and door to:-
<b><u>EN-SUITE SHOWER ROOM:</u></b>	Side aspect double window, fully tiled separate shower cubicle with glazed door and Aqualisa power shower, wash hand basin, low level W.C, heated towel rail, fully tiled walls and fully tiled flooring.
<b><u>BEDROOM THREE:</u></b>	Coved ceiling, fitted wardrobes, shelving and desk, radiator and rear aspect double glazed window.
<b><u>BEDROOM FOUR:</u></b>	Coved ceiling, fitted wardrobes, shelving and desk, radiator and rear aspect double glazed window.
<b><u>RECENTLY INSTALLED BATHROOM:</u></b>	White three piece suite comprising panel enclosed bath with shower attachment, low level W.C, vanity enclosed wash hand basin with cupboard below and mixer tap, heated towel rail, fully tiled walls, tiled flooring, extractor fan and side aspect double glazed window.
<b><u>BEDROOM TWO:</u></b>	Rear aspect double glazed Velux window, built in wardrobes, radiator and laminated wood effect flooring, door to:
<b><u>EN-SUITE SHOWER ROOM:</u></b>	Rear aspect double glazed Velux window, separate fully tiled shower cubicle, with glazed door and Aqualisa power shower, wash hand basin, with tiled splash back, low level W.C, heated towel rail and laminated wood effect flooring.
<b><u>OUTSIDE</u></b>	
<b><u>INTEGRAL GARAGE:</u></b>	Up and over door with power and lighting.
<b><u>REAR GARDEN:</u></b>	<b>Approximately 70ft.</b> Mainly laid to lawn with flower and shrub borders, timber shed, brick built barbeque, rockery, external tap and gated side access to front.
<b><u>VIEWINGS:</u></b>	<b>By appointment with the clients selling agents, Nevin &amp; Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a></b>

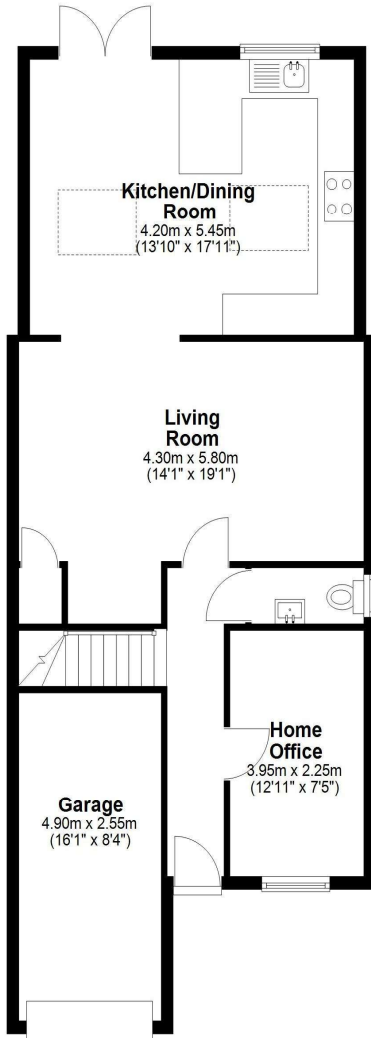


**Oak Avenue, Egham, Surrey, TW20 8HH**

**FLOORPLAN**

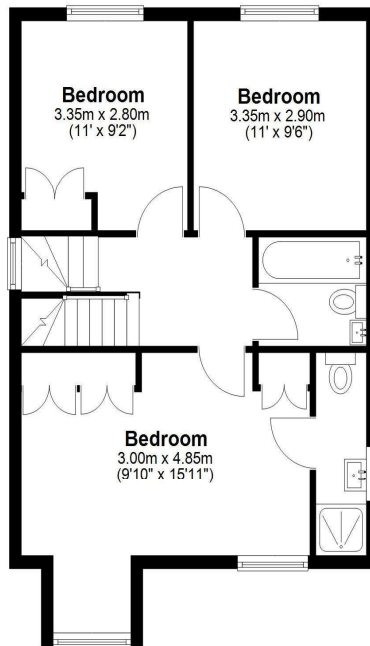
**Ground Floor**

Approx. 76.0 sq. metres (818.5 sq. feet)



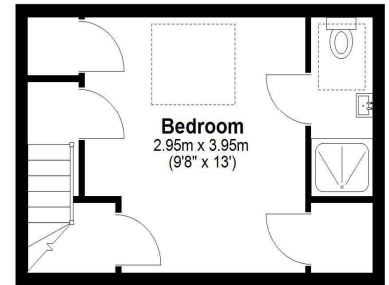
**First Floor**

Approx. 49.2 sq. metres (530.1 sq. feet)



**Second Floor**

Approx. 22.5 sq. metres (242.7 sq. feet)



Total area: approx. 147.8 sq. metres (1591.2 sq. feet)

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

Oak Avenue, Egham, Surrey, TW20 8HH

EPC

5 OAK AVENUE EGHAM TW20 8HH		Energy rating <b>C</b>
Valid until <b>6 June 2031</b>	Certificate number <b>4600-9239-0522-6009-1693</b>	

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	72   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the [lower your fuel] bills are likely to be.