NEVIN & WELLS

Residential

Established 2002



Western Avenue, Thorpe, Surrey, TW20 8QB **£725,000 F/H**









A truly beautiful and extended detached bungalow with a stunning and mature 150ft garden. Boasting three double bedrooms, master with en-suite and potential for annexe. Lounge overlooking garden, dining room stepped down to shaker style kitchen, parking for at least four vehicles leading to a garage which also can be converted to a fourth bedroom. Nestled in a quiet road in the heart of Thorpe Villag with excellent access to the M25, Windsor Great Park and twixt Egham and Virginia Water stations.

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

Western Avenue, Thorpe, Surrey, TW20 8QB

Harwood front door to:

ENCLOSED PORCH: With double glazed window to side, tiled floor with door into:

ENTRANCE HALL/STUDY ROOM: Wall mounted thermostat, coved ceiling, radiator, leaded light double glazed window to front and double doors into:

LOUNGE: Ornate stone fireplace with electric coal effect fire inset, coved ceiling, two double radiators, leaded light double glazed window to front and double glazed patio doors to rear garden.

DINING ROOM: Coved ceiling, radiator and step with open arch down to:

KITCHEN: Modern shaker style eye and base level units with granite work surfaces, skylight, space for double fridge/freezer, one and half bowl sink unit with mixer tap, concealed dishwasher, part tiled walls, fully tiled floors, four ring halogen hob with extractor over, built in oven and double glazed window overlooking garden.

REAR HALLWAY: Door to back garden, tiled floor and door to:

CLOAKROOM: Low level WC wall mounted wash hand basin, fully tiled floor, radiator and double glazed window to rear.

INNER HALLWAY: Off entrance hall, with radiator, hatch to loft which is part boarded with light. Storage cupboard housing hot water tank and doors to:

MASTER BEDROOM: With huge potential for a self-contained studio annexe. Radiator, double glazed window to side, double glazed door to patio and rear garden. Door to:

EN-SUITE: Modern white suite comprising low level WC, pedestal wash hand basin with mixer tap and cupboard below, fully tiled floor, half tiled walls, double glazed window to rear, heated towel rail and walk in shower.

BEDROOM TWO: Radiator, coved ceiling, fitted five door wardrobe, double glazed leaded light windows to side and front.

BEDROOM THREE: Radiator, coved ceiling, double glazed windows to side and rear.

BATHROOM: White suite comprising low level WC, bidet, pedestal wash hand basin with mixer tap, panel enclosed bath with shower over, cupboard with space for washing machine, fully tiled floor and walls, double aspect double glazed windows to rear.

OUTSIDE

REAR GARDEN: **Approximately 150ft.** Being mainly laid to lawn with various flowers and shrubs, mature trees, decking with seating area and pergola, paved patio area with brick BBQ, outside electric power and light. Side access. Fully enclosed with gate to rear public foot path.

ATTACHED GARAGE: Single built with hinged double doors, tap, light, power and external door to rear.

PARKING: Black paved with space for a minimum of four vehicles.

COUNCIL TAX BAND: F – Runnymede Borough Council

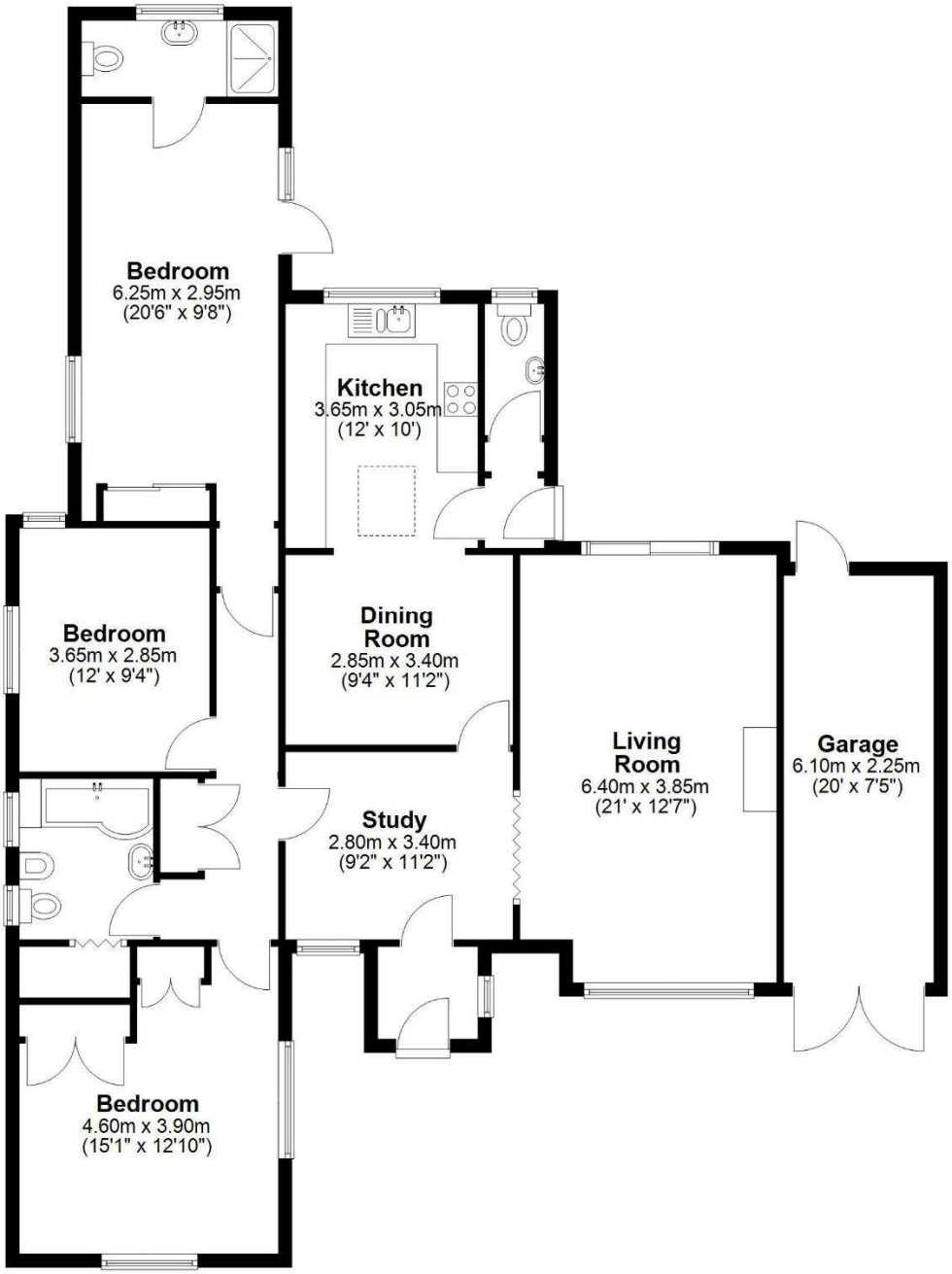
VIEWINGS: **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk**

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FLOORPLAN

Ground Floor

Approx. 141.5 sq. metres (1522.7 sq. feet)



Total area: approx. 141.5 sq. metres (1522.7 sq. feet)

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

Western Avenue, Thorpe, Surrey, TW20 8QB

EPC

14 Western Avenue
EGHAM
TW20 8QB

Energy rating

D

Valid until	Certificate number
26 March 2036	**2236-2627-0600-0173-0222**

Property type	Detached bungalow
Total floor area	129 square metres

Rules on letting this property

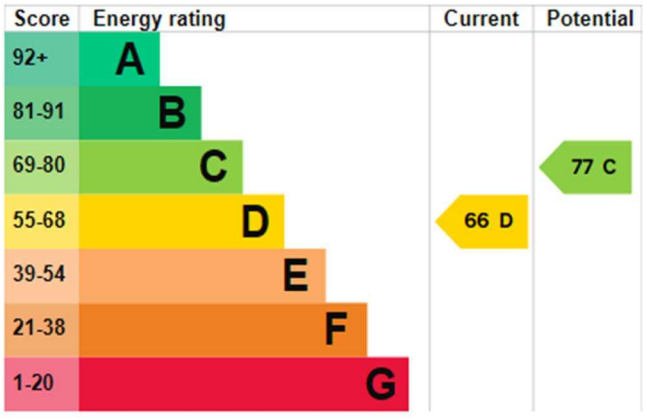
Properties can be let if they have an energy rating from A to E.

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.