NEVIN & WELLS

Residential

Established 2002



Ayebridges Avenue, Surrey, TW20 8HT — £490,000 F/H









A superb and extended three bedroom semi-detached residence located in a popular residential no through road backing onto a field. The accommodation comprises entrance hallway, 22ft lounge/dining room, 23ft modern integrated kitchen/family room, ground floor shower room, first floor family bathroom, 60ft southerly aspect rear garden, attached garage and own driveway, providing off street parking for at least two vehicles. Conveniently situated for local shops and schools, with Egham Orbit close by and access to motorways and High Street

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

Ayebridges Avenue, Egham, Surrey, TW20 8HT

Covered entrance area, with main door to:

ENTRANCE HALLWAY: Stairs to first floor, radiators, laminate wood effect flooring, front and side aspect double glazed windows and doors to all rooms.

LIVING/DINING ROOM: Coved ceiling, feature open fireplace, radiators, laminate wood effect flooring, front aspect double glazed window and glazed double doors to:

OPEN PLAN KITCHEN/FAMILY ROOM: **KITCHEN:** Comprising eye and base level units with solid wooden worktops, one and half bowl drainer unit with mixer tap, fitted double oven, halogen hob and extractor over, space for appliances, coved ceiling, ceiling speakers, part tiled walls, vertical radiator, part tiled flooring, rear aspect double glazed window, side aspect double glazed window and open plan to: **FAMILY ROOM:** Part tiled flooring, rear aspect double glazed French doors and part glazed door to:

GROUND FLOOR SHOWER ROOM: Comprising separate double shower cubicle with power shower and tiled all round, low level W.C, pedestal wash hand basin, extractor fan, fully tiled walls, heated towel rail and tiled flooring.

FIRST FLOOR LANDING: Side aspect double glazed window, laminate wood effect flooring and doors to all rooms.

BEDROOM ONE: Coved ceiling, radiator, laminate wood effect flooring and front aspect double glazed window.

BEDROOM TWO: Coved ceiling, built in wardrobe, radiator, laminate wood effect flooring and rear aspect double glazed window.

BEDROOM THREE: Coved ceiling, built in wardrobes, radiator, laminate wood effect flooring and front aspect double glazed window.

FAMILY BATHROOM: Comprising white three piece suite with tile enclosed bath with shower attachment, low level W.C, pedestal wash hand basin, heated towel rail, coved ceiling, fully tiled walls, tiled flooring. Side aspect opaque double glazed window and rear aspect opaque double glazed window.

BATHROOM: White three piece suite comprising corner bath with shower attachment, pedestal wash hand basin, low level W.C, radiator, airing/storage cupboard, fully tiled walls and rear aspect double glazed Velux window.

OUTSIDE

REAR GARDEN SOUTHERLY ASPECT: **Approx 60ft.** Patio areas and steps down to lawn area, raised flower beds, well established flower, shrub and tree borders, external lighting, external tap, enclosed by panel fencing and door to:

ATTACHED GARAGE: Up and over door with power and lighting.

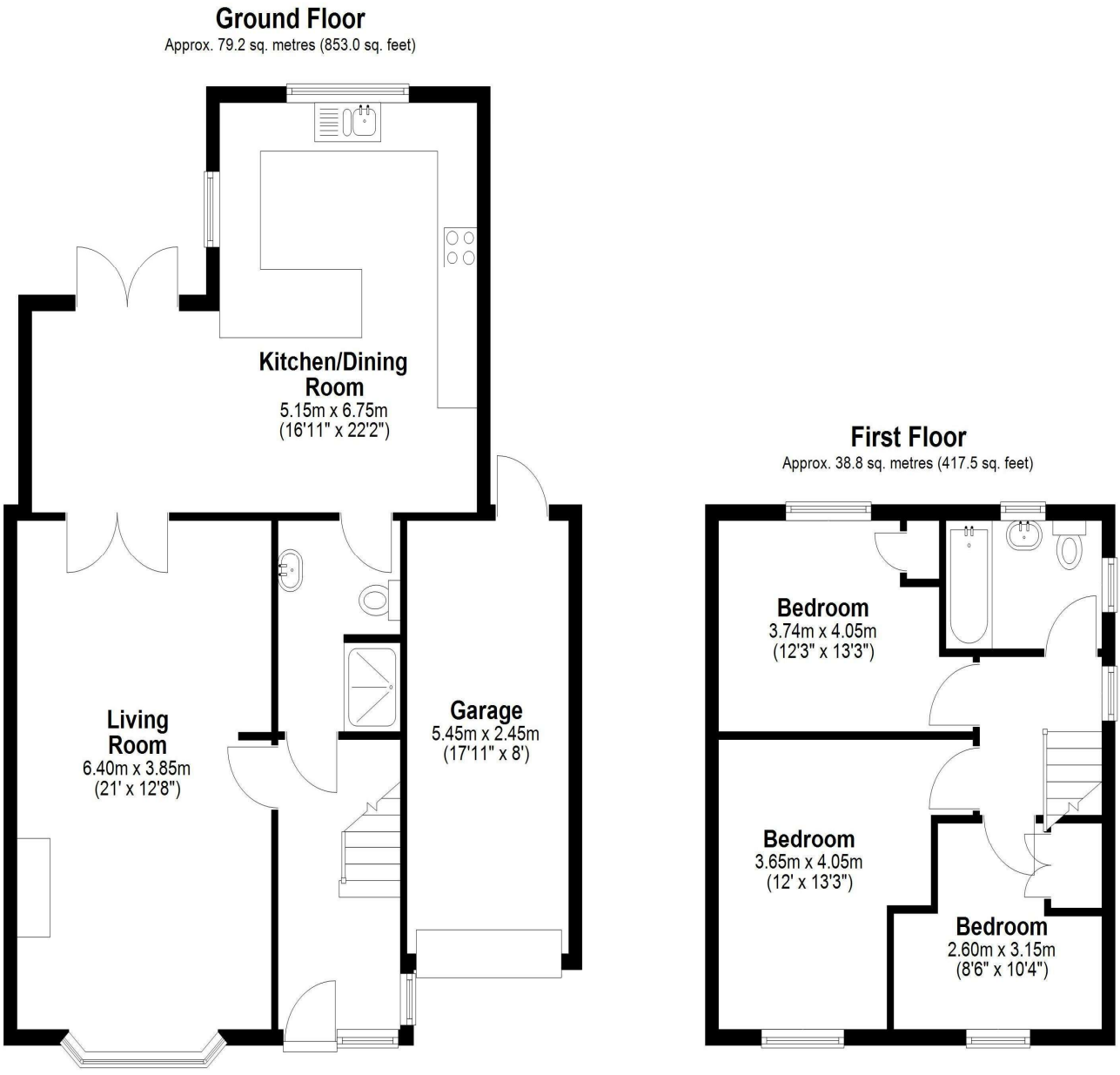
OWN DRIVEWAY: Providing off street parking for two vehicles.

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**

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FLOOR PLAN



Total area: approx. 118.0 sq. metres (1270.6 sq. feet)

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

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EPC

67 Ayebridges Avenue
EGHAM
TW20 8HT

Energy rating

C

Valid until	Certificate number
11 December 2035	9360-2532-0520-2495-3715

Property type	Semi-detached house
Total floor area	99 square metres

Rules on letting this property

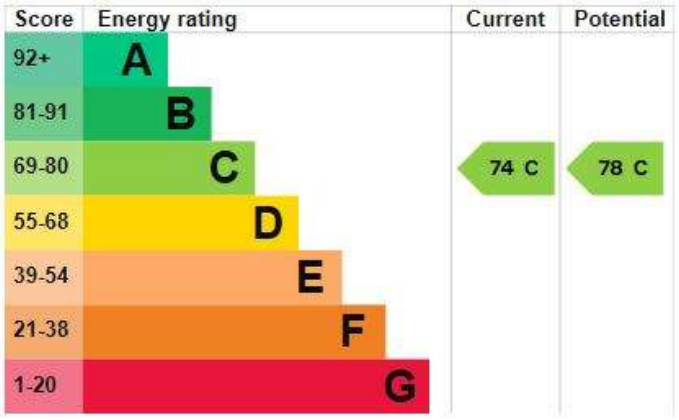
Properties can be let if they have an energy rating from A to E.

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 C.

See how to improve this property's energy efficiency.



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