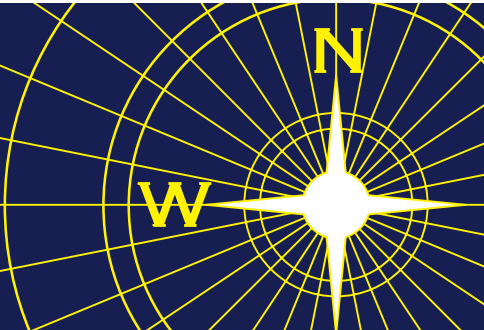




**Park Avenue, Egham, Surrey, TW20 8HL**

**O.I.E.O £450,000 F/H**



A beautifully presented three double bedroom Victorian semi-detached home located in a popular residential road, just a few minutes walk from local schools and amenities. The property hosts a spacious lounge/diner with bay window, kitchen/breakfast bar with doors out to South facing garden (approx. 70ft), first floor recently installed bathroom and 4m x 3.7m insulated log cabin offering an excellent additional versatile space. Further benefits include gas central heating and double glazing throughout. Whilst Egham mainline station is within a fifteen minute walk. A perfect family home to grow into, with excellent scope for future extension. No chain.

**Park Avenue, Egham, Surrey, TW20 8HL**

Block paved walkway to:

**ENTRANCE PORCH:**

Front door into open plan:

**LOUNGE/DINING ROOM:**

Front aspect double glazed bay window, radiator, fitted fireplace, Oak effect wooden flooring, side aspect double glazed window, stairs to first floor.

**KITCHEN:**

Beech effect wooden floor, range of base and eye level cream wooden units with rolled edge work tops, fitted electric oven, fitted five ring electric hob with extractor over, space for dishwasher, stainless steel sink and drainer unit, space for fridge freezer, larder storage cupboard, radiator, space for washing machine, tiled splashback, rear aspect double glazed window. Breakfast area with double patio doors out to garden.

**FIRST FLOOR LANDING:**

Stripped floorboards, storage cupboard, access to loft.

**BEDROOM ONE:**

Front facing double glazed window, carpet flooring, radiator, fitted triple wardrobes. glazed window.

**BEDROOM TWO:**

Rear aspect double glazed window, carpet flooring, radiator, fitted storage cupboard.

**BATHROOM:**

Fully tiled floor to ceiling, concealed low level WC, wash hand basin with storage under and chrome mixer tap, fitted P-shaped bath with shower over, side aspect double glazed window.

**BEDROOM THREE:**

Rear aspect double glazed window, Oak effect flooring, radiator.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 65ft.** Patio area, shrub borders, laid to lawn, timber shed.

**LOG CABIN:**

Oak effect wooden flooring, power and electric, double doors.

**COUNCIL TAX BAND:**

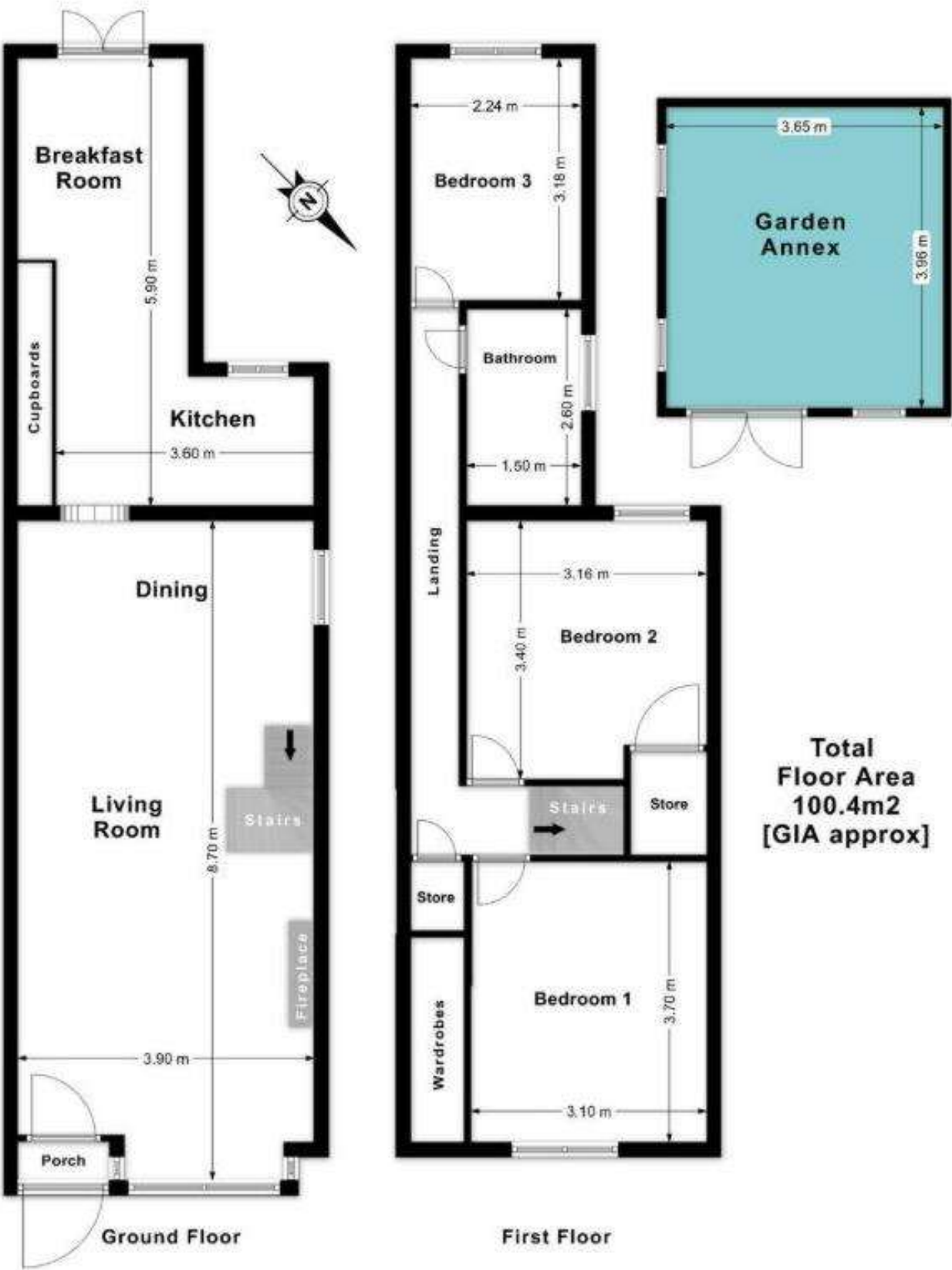
D – Runnymede Borough Council

**VIEWINGS:**

By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



FLOORPLAN



Park Avenue, Egham, Surrey, TW20 8HL

## EPC

|                                        |                                                       |                           |
|----------------------------------------|-------------------------------------------------------|---------------------------|
| 88 Park Avenue<br>EGHAM<br>TW20 8HL    |                                                       | Energy rating<br><b>D</b> |
| Valid until<br><b>15 February 2036</b> | Certificate number<br><b>2200-6663-0322-5191-3263</b> |                           |

**Property type** Semi-detached house

**Total floor area** 95 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+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 77 C      |
| 55-68 | <b>D</b>      | 63 D    |           |
| 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 rating.