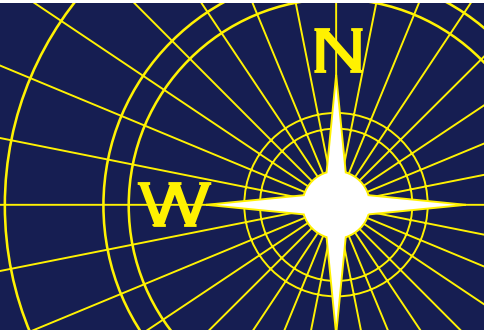




Warwick Avenue, Egham, Surrey, TW20 8LW

£425,000 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 room 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.

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- 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 base and eye level units, laminated worktops. Tiled splashback, grey Oak effect flooring, coved cornice ceiling, radiator, space for fridge/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

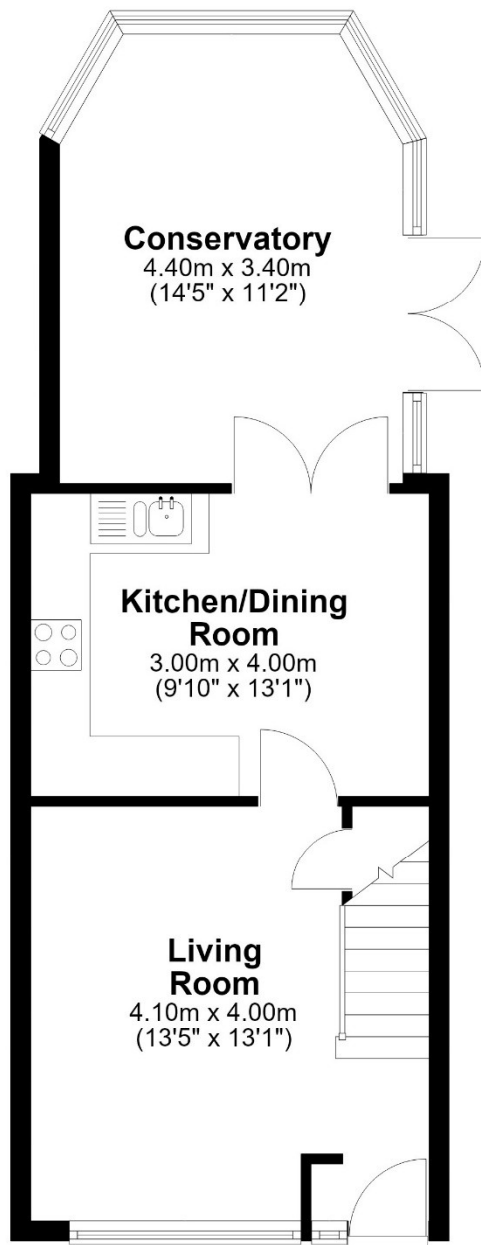


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FLOORPLAN

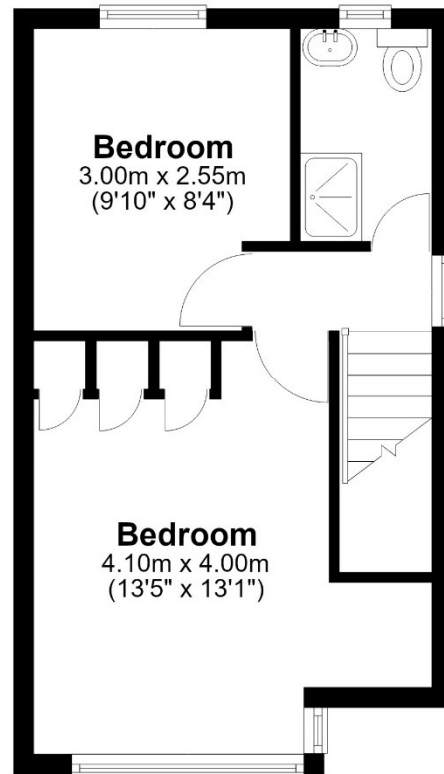
Ground Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



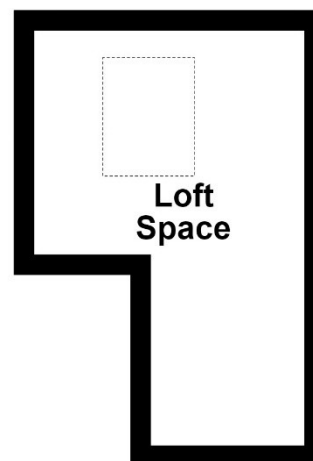
First Floor

Approx. 27.8 sq. metres (299.7 sq. feet)



Loft Space

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Loft Space)



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.

Warwick Avenue Egham, Surrey, TW20 8LW

EPC

47 Warwick Avenue EGHAM TW20 8LW		Energy rating D
Valid until 30 September 2036	Certificate number 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](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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