



FRANCIS LOUIS  
Residential



Egham Avenue, Exeter, EX2 4RQ

Guide Price £600,000



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# Egham Avenue

Exeter, EX2 4RQ

- Extremely well presented
- Five bedrooms
- Situated on a private cul-de-sac
- Fully renovated
- Great location
- Garage

Guide Price - £600,000 to £625,000. A stunning five bedroom extended 1930's semi-detached family home, situated in the very sought after location of St. Leonards. The property benefits from an extended kitchen/dining room, south west facing garden, garage, downstairs W/C, lounge and being finished to an extremely good standard. St. Leonards popularity is being driven by the proximity to the City Centre, river Exe and its historic Quayside and Canal, Exeter University and local amenities which are all within walking distance.

Guide Price £600,000



## Entrance Hallway

Double glazed front door to front aspect, double glazed window to side aspect, radiator, wooden flooring, stairs leading to first floor, under-stair storage cupboard and doors leading to,

## Lounge

13'3" x 11'9" (4.04 x 3.58)

A lovely room with a double glazed bay window to front aspect, feature open fireplace, carpet flooring, radiator, TV and aerial points.

## Kitchen/Diner

18'3" x 17'10" (5.56 x 5.44)

A light and spacious kitchen/dining room which has been extended and finished to an extremely high standard. Double glazed bi-folding doors to the rear aspect providing an abundance of natural light and incorporate the garden as an extension of the kitchen.

A range of matching modern wall and floor mounted kitchen units with drawer units and worktop. Integrated dishwasher, washing machine and tumble dryer. Inset one bowl sink with drainer and mixer tap over, integrated oven and four ring hob with extractor and light above. A kitchen island including a breakfast bar with space for stools underneath. Space for standing fridge freezer, wooden flooring and door opening to,

## W/C

Low level W/C, wash hand basin, double glazed window to rear aspect and housing the gas combination boiler.

## First floor landing

Stairs leading up to second floor and to ground floor. Double glazed window to side aspect, carpet flooring and doors leading to,







**Family Bathroom** 6'0" x 7'11" (1.83 x 2.41)  
A matching modern suite comprising of a paneled bath with shower over, low level W/C, wash hand basin with mixer tap, heated towel rail, extractor fan and frosted double glazed window to rear aspect.

**Bedroom 2** 12'8" x 11'2" (3.86 x 3.40)  
Double glazed window to rear aspect, radiator and carpet flooring.

**Bedroom 1** 14'5" x 10'11" (4.39 x 3.33)  
A large double bedroom with a double glazed bay window to front aspect, radiator and carpet flooring.

**Bedroom 3** 9'1" x 6'8" (2.77 x 2.03)  
Double glazed window to front aspect, radiator and carpet flooring.

**Second floor landing**  
Stairs leading to first floor, double glazed window to side aspect, carpet flooring and doors to,

**Shower room** 7'9" x 6'5" (2.36 x 1.96)  
A modern and matching suite comprising of a frosted double glazed window to rear aspect, walk-in shower, low level W/C, wash hand basin, heated towel rail and extractor fan.

**Bedroom 4** 11'2" x 10'8" (3.40 x 3.25)  
Large double glazed window to rear aspect, radiator and carpet flooring

**Bedroom 5** 8'6" x 16'4" (2.59 x 4.98)  
Two double glazed velux windows, radiator, carpet flooring and plenty of eave storage.

#### Outside

To the rear of the property there is a good sized, south west facing, enclosed garden with side access. To the front of the property there is a gated front garden with a path leading to the front door. This property also benefits from a garage which is accessed via the shared driveway to the side to the property.

#### Agent notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.





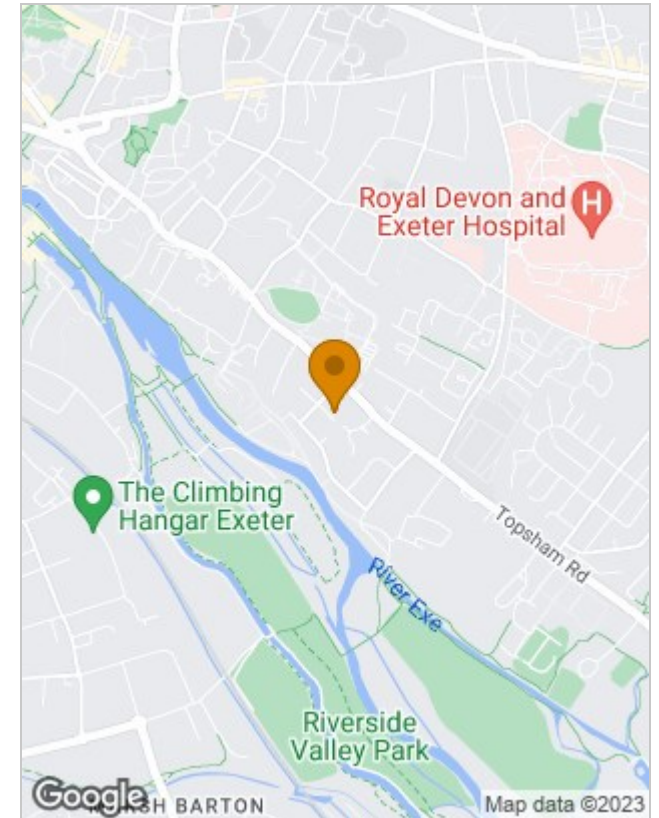




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.