



Almners Farm, Chertsey, Surrey, KT16 0BH

£950,000 F/H



Situated in a semi-rural lane just off Almners Road is this five bedroom, 4,695sqft detached residence with a large rear garden. All rooms are ground floor and within the vast size of this property is a self contained annexe, indoor swimming pool plus a master bedroom with en-suite and dressing room and parking for up to seven/eight vehicles. Giving great access to Motorways, schools and woodland walks. Being sold with vacant possession and in need of remedial works to bring it to its former glory.

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FLOOR PLAN



EPC

The Cottage Almners Farm Almners Farm CHERTSEY KT16 0BH		Energy rating E
Valid until 18 March 2024	Certificate number 0350-2023-6370-2184-6626	
Property type Semi-detached bungalow	Total floor area 204 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 E. It has the potential to be C.		
See the table to compare this property's energy efficiency		
Score	Energy rating	Current Potential
92-101	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
		84 E
		76 C

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

COUNCIL TAX BAND:

G - Runnymede Borough Council

VIEWINGS:

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



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