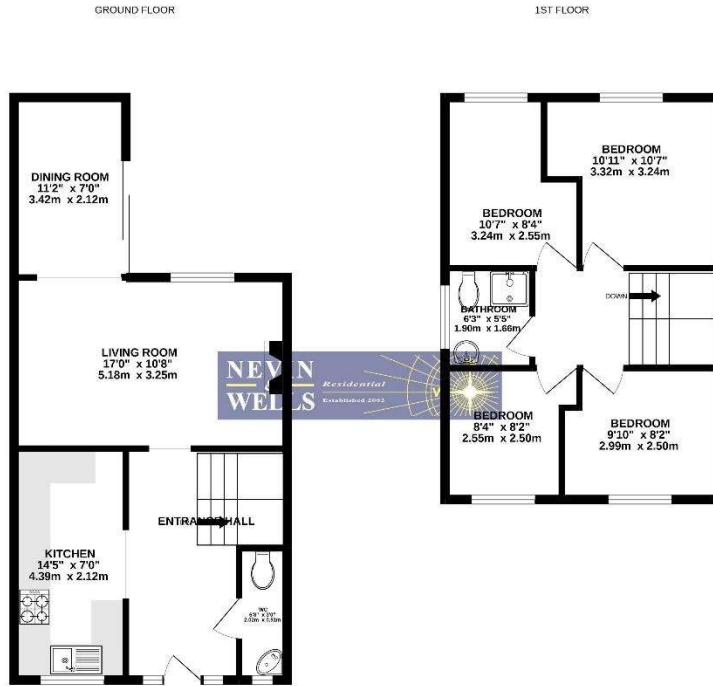




Currently let as a five bedroom house, we are pleased to offer what originally was a four bedroom family home and now extended on the ground floor, with two bathrooms. Currently achieving £1,875 per calendar month (£22,500 per annum) until 11th September 2022. Situated close to shops and Royal Holloway University.

Cherrywood Avenue, Englefield Green, Surrey, TW20 0TE

FLOOR PLAN



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, windows, doors and other items from an approved plan are not necessarily to scale. Any error or omission in this document, this plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, solicitor and mortgagee shall have no liability in respect of any purchase, as to their quantity or efficiency can be given. Drawn with AutoCAD 2012

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

EPC

1, Cherrywood Avenue Englefield Green EGB4M TW20 0TE	Energy rating D
Valid until 19 October 2028	Certificate number 6296-7120-3509-0480-0922

Property type	end terrace house
Total floor area	65 square metres

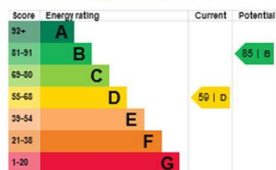
Rules on letting this property

Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60