



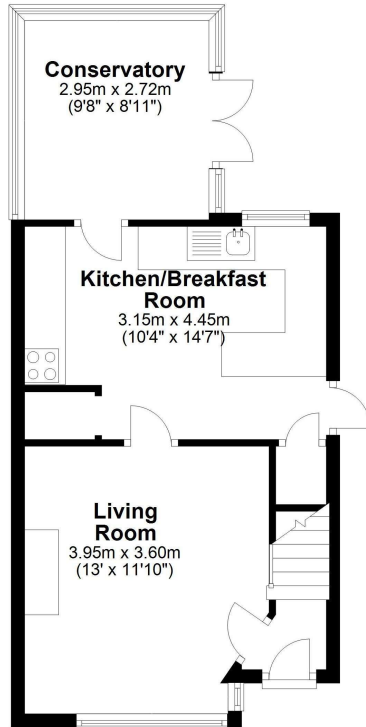
A three bedroom end of terrace property located in a popular no through road. Accommodation comprises entrance hallway, lounge, kitchen/breakfast room, conservatory, first floor family bathroom, private rear garden, off street parking and garage to rear.
NO ONWARD CHAIN.

Warwick Avenue, Egham, Surrey, TW20 8LW

FLOOR PLAN

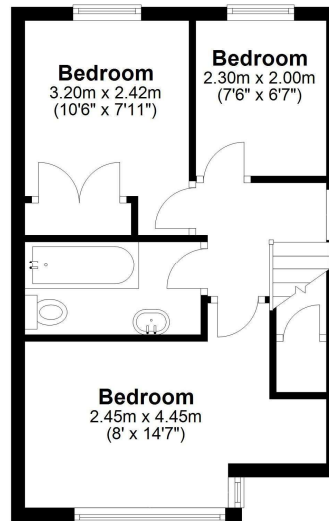
Ground Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



Total area: approx. 70.6 sq. metres (760.4 sq. feet)

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

EPC

39, Warwick Avenue EGHAM TW20 8LW		Energy rating D
Valid until 17 October 2029	Certificate number 9988-5909-6220-5921-5970	
Property type	end-terrace house	
Total floor area	64 square metres	

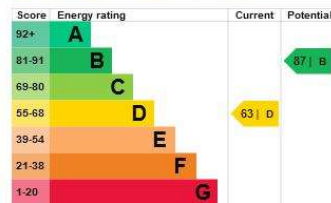
Rules on letting this property

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:

COUNCIL TAX BAND: D Runnymede Borough Council