



The Crescent, Egham, TW20 9PH

£1,750 pcm Unfurnished
GUIDE PRICE



A superbly presented three bedroom, two reception room house, situated within a five minute walk of mainline station, High Street, Magna Square and local schools. This spacious property offers modern birch effect kitchen, white bathroom suite, full double glazing, gas central heating and private driveway to garage.

AVAILABLE 16/02/23

The Crescent, Egham, Surrey, TW20 9PH

FLOOR PLAN



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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All measurements are approximate. Nevin and Wells Residential have not tested any systems or appliances.

EPC

16, The Crescent EGHAM TW20 9PH		Energy rating D
Valid until 25 February 2030	Certificate number 2266-9003-0272-6360-0294	
Property type	Semi-detached house	
Total floor area	93 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 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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 / B
69-80	C		
55-68	D	67 / D	
39-54	E		
21-38	F		
1-20	G		

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