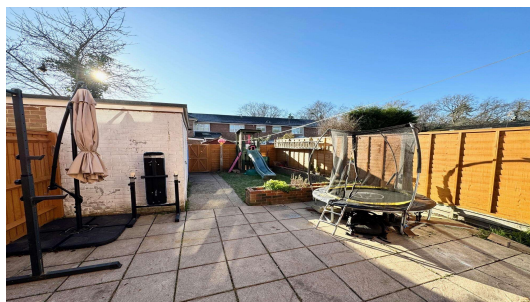




Beechtree Avenue, Englefield Green, TW20 0TD

OIEO £400,000 Freehold



Offered with **NO ONWARD CHAIN**. A well-presented and spacious three bedroom family home overlooking a green area to the front, situated in the popular village of Englefield Green. The property comprises downstairs W.C, lounge, separate dining room, galley kitchen and refurbished first floor family bathroom, there is a newly installed Vaillant boiler with a 9 year warranty. In addition there is a private rear garden with a brick built storage area. Local shops and schools are within short walking distance, whilst access to Windsor Great Park is within one mile.

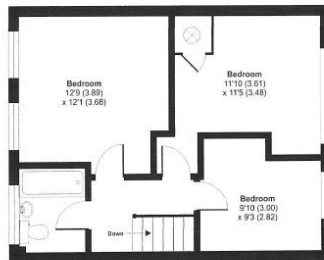
ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000

Beechtree Avenue, Englefield Green, Surrey, TW20 0TD

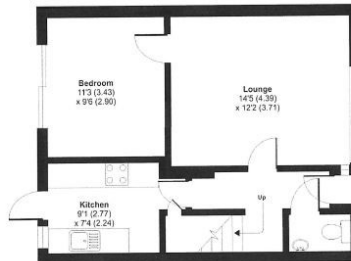
FLOOR PLAN

95 BEECHTREE AVENUE

APPROX. GROSS INTERNAL FLOOR AREA 938 SQ FT 87.1 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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

EPC

95 Beechtree Avenue Englefield Green EGHAM TW20 0TD	Energy rating D
Valid until 8 March 2032	Certificate number 0190-2948-7070-2102-4691

Property type	Mid-terrace house
Total floor area	86 square metres

Rules on letting this property

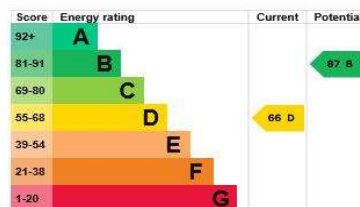
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

COUNCIL TAX BAND: D - Runnymede Borough Council