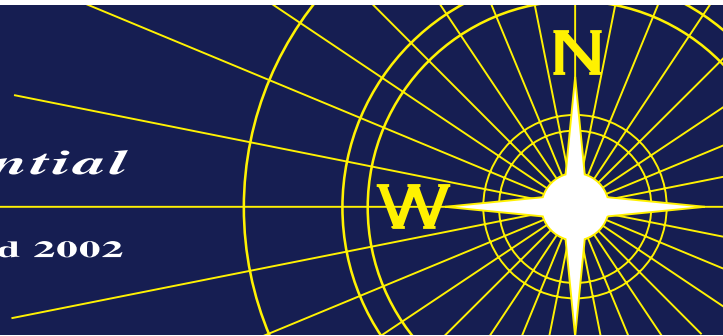


NEVIN & WELLS

Residential

Established 2002



Park Road, Egham, Surrey, TW20 9BJ

£460,000 Freehold



Situated within a no through road, just yards from High Street amenities and mainline train station is this extended 1930's four bedroom end terrace property. Accommodation comprises entrance hallway, living room, 19ft lounge / dining room, kitchen, first floor bathroom and a private rear garden.

NO ONWARD CHAIN. AVAILABLE FOR OCCUPANCY FROM THE END OF JULY 2022

Park Road, Egham, Surrey, TW20 9BJ



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 & Wells Residential have not tested any systems or appliances.

EPC

Energy Performance Certificate
HM Government

22, Park Road, EGHAM, TW20 9BJ

Dwelling type: End-terrace house Reference number: 9129-0060-6233-6941-4984
 Date of assessment: 12 July 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 July 2019 Total floor area: 66 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,054
Over 3 years you could save	£ 1,335

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 195 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; display: inline-block;"> You could save £ 1,335 over 3 years </div>
Heating	£ 2,151 over 3 years	£ 1,311 over 3 years	
Hot Water	£ 612 over 3 years	£ 213 over 3 years	
Totals	£ 3,054	£ 1,719	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p><small>Very energy efficient - lower running costs</small></p> <p>(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="border-collapse: collapse;"> <tr> <td style="background-color: #0070C0; color: white; padding: 5px;">Current</td> <td style="background-color: #0070C0; color: white; padding: 5px;">Potential</td> </tr> <tr> <td style="text-align: center; font-size: 24px;">88</td> <td style="text-align: center; font-size: 24px;">84</td> </tr> </table>	Current	Potential	88	84	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
88	84					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 72
2 Internal or external wall insulation	£4,000 - £14,000	£ 516
3 Floor insulation (suspended floor)	£800 - £1,200	£ 93

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.