



Located in central Egham and situated within a quiet cul-de-sac is this two bedroom modern terrace property. Benefits include entrance hallway, downstairs W.C, kitchen, lounge/dining room, first floor bathroom, off street parking and private rear garden.

**AVAILABLE 13<sup>TH</sup> SEPTEMBER 2022**

Herndon Close, Egham, Surrey, TW20 9DE

EPC

25, Herndon Close EGHAM TW20 9DE	Energy rating <b>D</b>
Valid until 4 May 2029	Certificate number <b>0557-2815-6853-9501-3275</b>

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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 rating the lower your fuel bills are likely to be.

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