

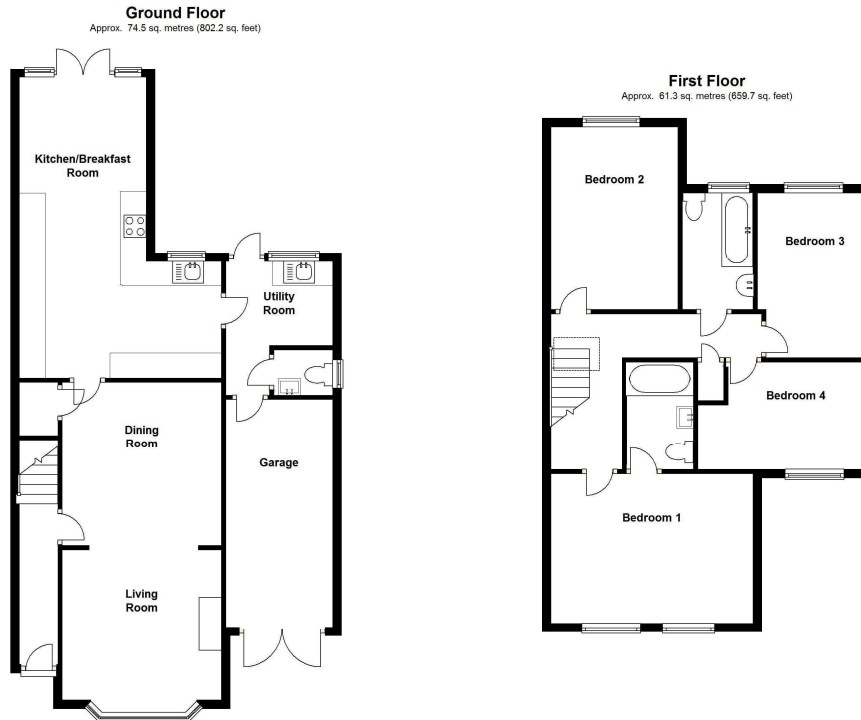


A contemporary and extended four bedroom detached house close to Egham High Street, Magna Square and the Everyman cinema which is due to open in the Autumn as well as being only five minutes from the mainline station. The property offers two bathrooms, downstairs cloakroom, modern gloss white fitted kitchen, external summerhouse/ office, garage and own parking space.

AVAILABLE OCTOBER 7TH 2022

Hummer Road, Egham, Surrey, TW20 9BP

FLOOR PLAN




Total area: approx. 135.8 sq. metres (1461.9 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for non-construction purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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

EPC

Energy Performance Certificate



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66, Hummer Road, EGHAM, TW20 9BP

Dwelling type: Detached house	Reference number: 0662-2810-6953-9192-2385
Date of assessment: 10 May 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 May 2012	Total floor area: 124 m ²

Use this document to:

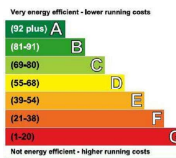
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£3,660
Over 3 years you could save	£1,746

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£285 over 3 years	£180 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #4caf50; color: white; width: fit-content; margin: 0 auto;"> You could save £1,746 over 3 years </div>
Heating	£3,087 over 3 years	£1,527 over 3 years	
Hot Water	£288 over 3 years	£207 over 3 years	
Totals	£3,660	£1,914	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
	54	84

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£1,158	✔
2 Floor insulation	£800 - £1,200	£180	✔
3 Low energy lighting for all fixed outlets	£30	£90	✔

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.