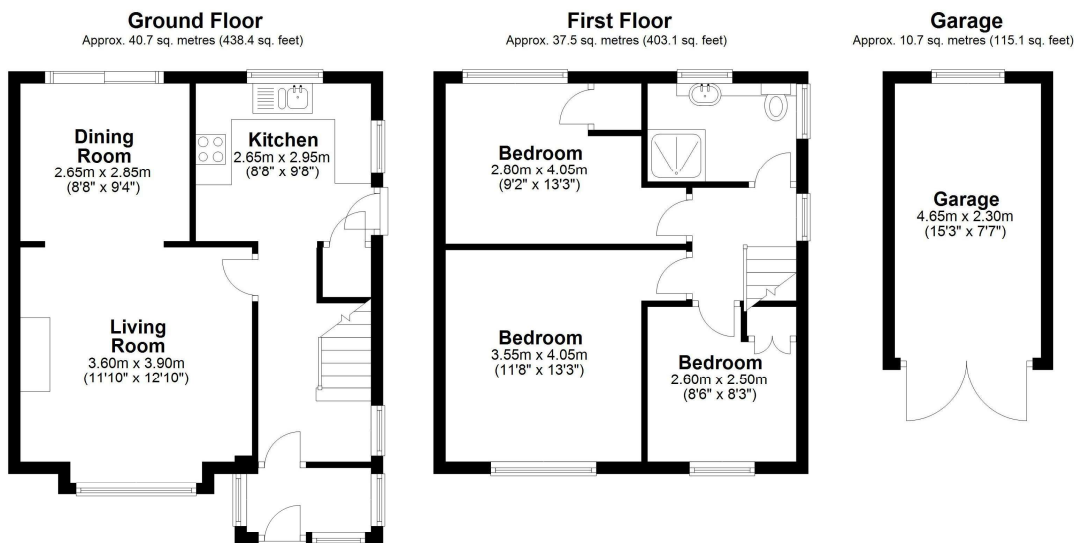


A three bedroom semi-detached residence situated on a corner plot offering potential to extend to the side subject to planning permission. Accommodation comprises entrance porch, hallway, lounge/dining room, kitchen, first floor family shower room, a private landscaped rear garden, own driveway and detached garage. Further benefits include gas central heating, double glazing throughout and **NO ONWARD CHAIN**.

# Ayebridges Avenue, Egham, Surrey, TW20 8HT

## FLOOR PLAN



Total area: approx. 88.9 sq. metres (956.7 sq. feet)

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

## EPC

| Energy performance certificate (EPC)      |                           |  |
|---|---------------------------|--|
| 71 Ayebridges Avenue<br>EGHAM<br>TW20 8HT | Energy rating<br><b>D</b> | Valid until: 14 September 2032<br>Certificate number: 9953-1014-4261-7972-9204 |
| Property type                             | Semi-detached house       |  |
| Total floor area                          | 75 square metres          |  |

### Rules on letting this property

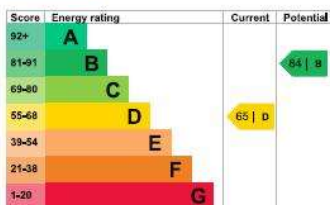
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### 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.](#)



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

**COUNCIL TAX BAND:**

**E - Runnymede Borough Council**