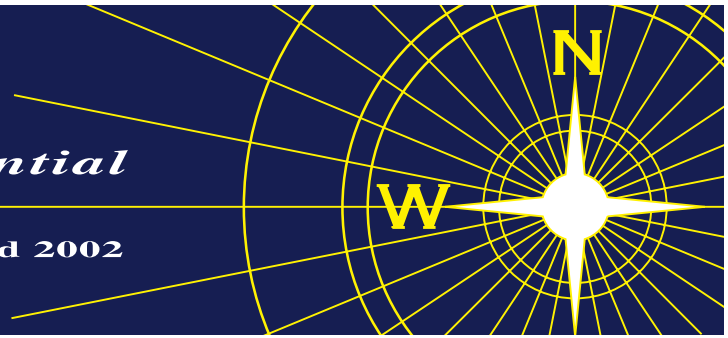


# NEVIN & WELLS

*Residential*

Established 2002

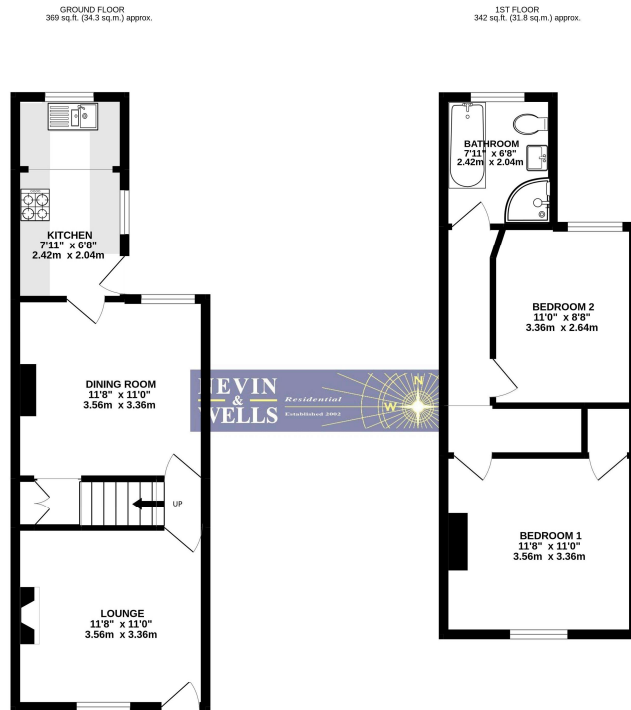


A stunning two bedroom semi-detached cottage, situated in Englefield Green village, available unfurnished. Access to village shops and Windsor Great Park is close at hand and Egham/Virginia Water stations are a few minutes' drive away. Available to professional tenants only.

**AVAILABLE NOW**

# Alexandra Road, Englefield Green, Surrey, TW20 0RR

## FLOORPLAN



TOTAL FLOOR AREA: 711 sq ft (66.0 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metagor 02/22.

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

### EPC

40 ALEXANDRA ROAD ENGLEFIELD GREEN TW20 0RR	Energy rating <b>D</b>
Valid until 15 October 2030	Certificate number 6430-0E20-1009-0862-0296

Property type: Semi-detached house  
Total floor area: 70 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 exceptions](#).

#### 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