



Pooley Green Road, Egham, TW20 8AL

£425,000 Freehold



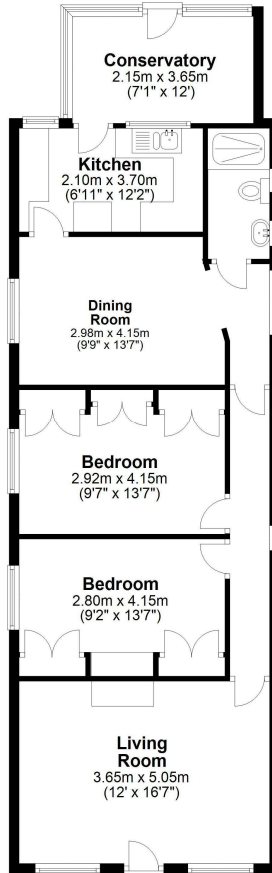
Offering tonnes of potential to build up and out (subject to planning permission) is this two-bedroom detached bungalow with two receptions, conservatory, large garden, off street parking and side access. Viewings by appointment only and proof of funds or a copy of a mortgage agreement in principle must be shown before viewing.

Pooley Green Road Egham, Surrey, TW20 8AL

FLOOR PLAN

Ground Floor

Approx. 83.2 sq. metres (895.3 sq. feet)



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

EPC

Energy Performance Certificate

68, Pooley Green Road, EGHAM, TW20 8AL

Dwelling type: Detached bungalow Reference number: 8703-2745-3329-7307-6133
 Date of assessment: 04 September 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 September 2017 Total floor area: 73 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:	£ 2,766
Over 3 years you could save	£ 1,221

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 150 over 3 years	You could save £ 1,221 over 3 years
Heating	£ 2,127 over 3 years	£ 1,161 over 3 years	
Hot Water	£ 396 over 3 years	£ 234 over 3 years	
Totals	£ 2,766	£ 1,545	

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

Your energy efficient - lower rating score

Current: 85 Potential: 96

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). 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.

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

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 75	
2 Internal or external wall insulation	£4,000 - £14,000	£ 564	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 225	

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

COUNCIL TAX BAND: D - Runnymede Borough Council