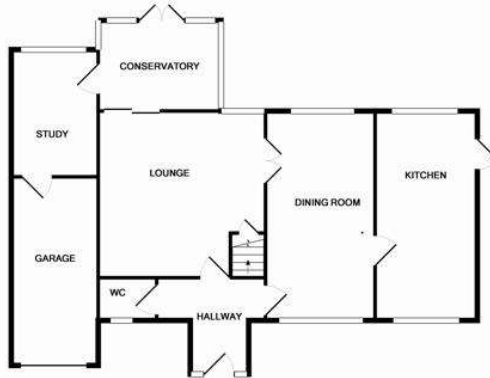


An excellent and rare opportunity to acquire this extended four bedroom detached residence located on the popular Sherwood Gardens development. Accommodation comprises entrance hallway, downstairs W.C, three reception rooms, study, kitchen/dining room, garage, first floor shower room, en-suite facilities. Off street parking for up to four vehicles and a private rear garden.

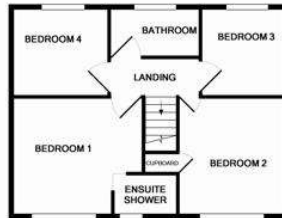
**AVAILABLE EARLY NOVEMBER 2022**

# Thirlmere Close, Egham, Surrey, TW20 8JS

## FLOORPLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 877 SQ FT  
(80.7 SQ M)



1ST FLOOR  
APPROX. FLOOR  
AREA 464 SQ FT  
(43.1 SQ M)

TOTAL APPROX. FLOOR AREA 1440 SQ FT (133.8 SQ M)

\*While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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 AutoCAD 2013

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

## EPC

14 Thirlmere Close EGHAM TW20 8JS	Energy rating <b>D</b>
Valid until 12 February 2032	Certificate number 7800-1190-0522-9093-1223

Property type	Detached house
Total floor area	109 square metres

### Rules on letting this property

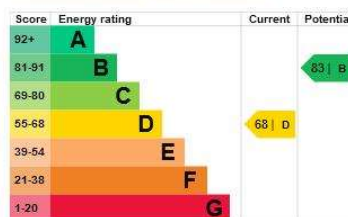
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

### 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.

**COUNCIL TAX BAND: F - Runnymede Borough Council**