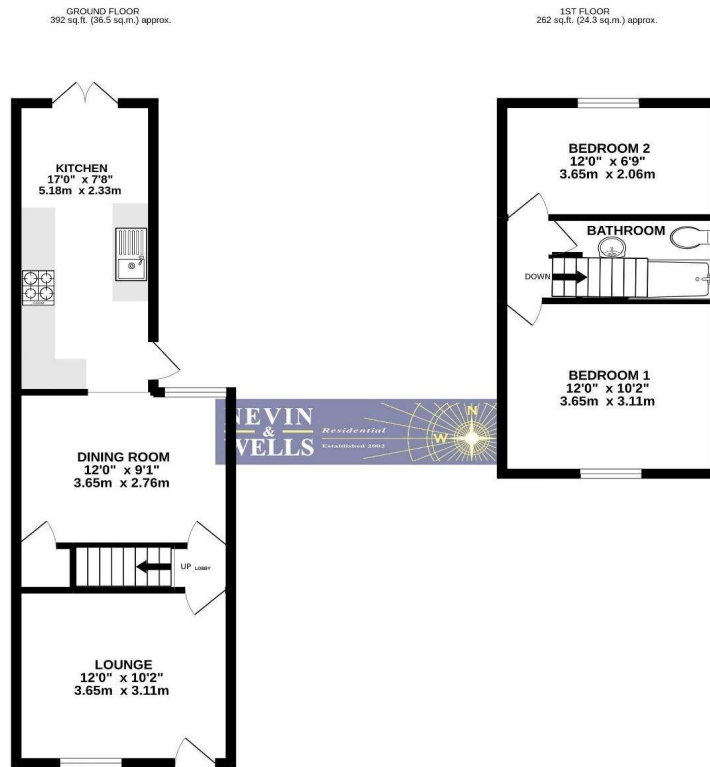


A superbly presented two bedroom Victorian semi-detached home, located in a popular residential road, just a few minutes' walk from Egham High Street and mainline station. The ground floor accommodation offers lounge, separate dining area, fully fitted kitchen/breakfast room with patio doors out to the garden, whilst on the first floor there is a family bathrooms in addition to the bedrooms. Outside there is a patio and lawn area with shrub borders, also access via side gate. **COMPLETE CHAIN ABOVE !**

Rusham Road, Egham, Surrey, TW20 9LP

FLOOR PLAN



TOTAL FLOOR AREA - 655 sq.ft. (60.8 sq.m.) approx.
Whilst 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.
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

EPC

38, Rusham Road Egham TW20 9LP		Energy rating D
Valid until 28 January 2029	Certificate number 8741-6020-9850-7334-4922	
Property type	Semi-detached house	
Total floor area	63 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](#).

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:

C - Runnymede Borough Council