



**Windermere Close, Surrey, TW20 8JR**

**£290,000 Freehold**



An absolutely stunning one bedroom end terrace starter home located on the popular Bourne Lea development. The property hosts newly installed two-tone kitchen with quartz worktops, lounge, first floor fully tiled bathroom suite. Further benefits include allocated parking and small garden area to the front, Egham Orbit and train station are located within a fifteen minute walk. **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

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Composite front door with storage cupboard to side, leading into:-

**LOUNGE AREA:** **4.07m x 3.19m (13'4" x 10'6")** Terma electric oil filled radiators, engineered Oak flooring, stairs to first floor. Double glazed window to front. Open plan into:-

**KITCHEN / BREAKFAST AREA:** **2.74m x 2.62m (9' x 8'7")** Range of two tone base and eye level units, quartz work surfaces, part tiled walls, engineered wooden floor, space for fridge, space for washing machine, stainless steel electric oven and four ring electric hob, extractor filter over. One bowl stainless steel sunken sink with chrome mixer tap. Double glazed window to front.

**LANDING:** **2.14m x 1.78m (7' x 5'10")** Oak doors into bedroom and bathroom.

**BEDROOM:** **3.61m x 2.74m (11'10" x 9')** Terma electric oil filled radiator, hatch to loft space, fitted wardrobe, airing cupboard housing hot water cylinder. Double glazed window to front.

**BATHROOM:** **2.33m x 1.42m (7'8" x 4'8")** White suite comprising low level enclosed W.C, wash hand basin with storage under, panel enclosed bath with separate chrome mixer shower over, glass shower screen, fully tiled walls, electric chrome towel rail. Frosted double glazed window to front.

**OUTSIDE**

**FRONT GARDEN:** Private garden with low level fenced border, storage cupboard, additional storage shed and patio pathway.

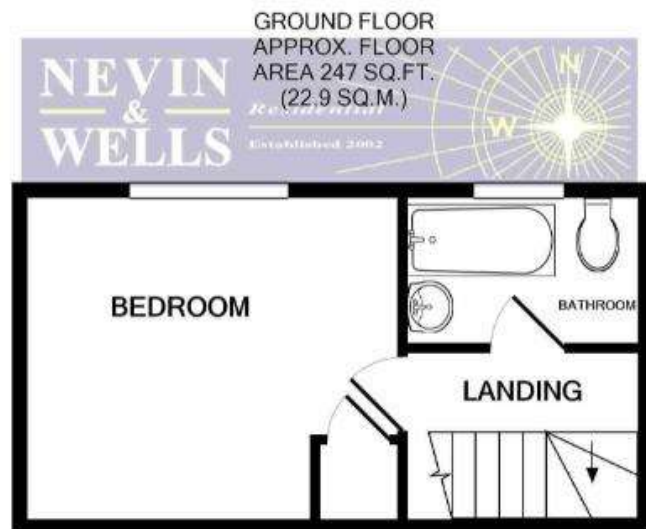
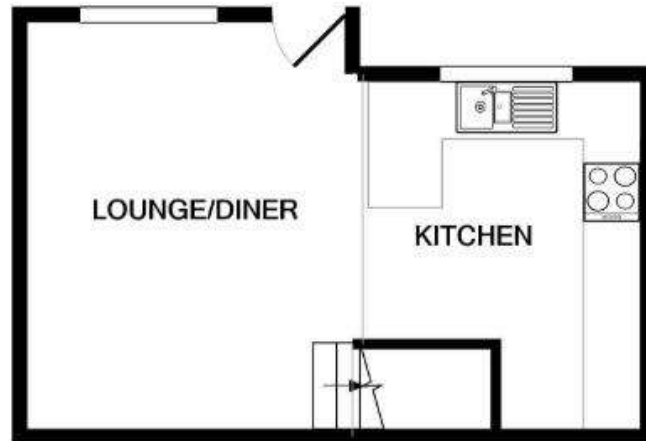
**PARKING:** Allocated space plus visitors spaces.

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

**VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

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FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 247 SQ.FT.  
(22.9 SQ.M.)

**NEVIN  
&  
WELLS**

Established 2002

1ST FLOOR  
APPROX. FLOOR  
AREA 210 SQ.FT.  
(19.5 SQ.M.)

**TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

## Windermere Close, Egham, Surrey, TW20 8JR

### EPC

Energy Performance Certificate		HM Government				
<b>13, Windermere Close, EGHAM, TW20 8JR</b>						
<b>Dwelling type:</b>	Enclosed-end-terrace house	<b>Reference number:</b> 0955-2829-7364-9523-7061				
<b>Date of assessment:</b>	21 June 2017	<b>Type of assessment:</b> RdSAP, existing dwelling				
<b>Date of certificate:</b>	22 June 2017	<b>Total floor area:</b> 42 m <sup>2</sup>				
<b>Use this document to:</b>						
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>						
<b>Estimated energy costs of dwelling for 3 years:</b>		<b>£ 2,157</b>				
<b>Over 3 years you could save</b>		<b>£ 921</b>				
Estimated energy costs of this home						
	Current costs	Potential costs				
Lighting	£ 105 over 3 years	£ 105 over 3 years				
Heating	£ 1,440 over 3 years	£ 909 over 3 years				
Hot Water	£ 612 over 3 years	£ 222 over 3 years				
<b>Totals</b>	<b>£ 2,157</b>	<b>£ 1,236</b>				
		<div style="border: 2px solid green; padding: 10px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 921 over 3 years</p> </div>				
<p>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.</p>						
Energy Efficiency Rating						
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <thead> <tr> <th style="padding: 5px;">Current</th> <th style="padding: 5px;">Potential</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px; text-align: center;">56</td> <td style="padding: 5px; text-align: center;">90</td> </tr> </tbody> </table>	Current	Potential	56	90	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
Current	Potential					
56	90					
Top actions you can take to save money and make your home more efficient						
Recommended measures	Indicative cost	Typical savings over 3 years				
1 Increase loft insulation to 270 mm	£100 - £350	£ 117				
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 141				
3 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 528				
See page 3 for a full list of recommendations for this property.						
<p>To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.gov.uk/energy-grants-calculator" style="color: white;">www.gov.uk/energy-grants-calculator</a> or call <b>0300 123 1234</b> (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>						