



Denham Road, Egham, Surrey, TW20 9BY OIEO £375,000 Freehold



Situated within Central Egham and close to the new Magna Square development, is this three bedroom extended character semi-detached residence. Accommodation comprises entrance hall, two reception rooms, kitchen, bathroom, separate W.C, and a private 65ft rear garden. The property is in need of complete modernisation throughout, 25% minimum deposit required given the extent of the required works, but offers an excellent opportunity for someone to add their own ideas and possibly extend subject to planning permission. **NO ONWARD CHAIN. Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

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FLOOR PLAN



Total area: approx. 80.0 sq. metres (860.6 sq. feet)

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

EPC

Energy performance certificate (EPC)																																		
35 Denham Road EGHAM TW20 9BY	Energy rating E	Valid until: 6 February 2033 Certificate number: 0539-1006-8202-9447-1200																																
Property type		Semi-detached house																																
Total floor area		79 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 https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance .																																		
Energy efficiency rating for this property		The graph shows this property's current and potential energy efficiency.																																
This property's current energy rating is E. It has the potential to be B.		Properties are given a rating from A (most efficient) to G (least efficient).																																
See how to improve this property's energy performance.		Properties are also given a score. The higher the number the lower your fuel bills are likely to be.																																
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td style="background-color: #27ae60; color: white;">A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td style="background-color: #2ca02c; color: white;">B</td> <td></td> <td>86 B</td> </tr> <tr> <td>69-80</td> <td style="background-color: #ffc107; color: white;">C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td style="background-color: #ffc107; color: white;">D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td style="background-color: #ff7f0e; color: white;">E</td> <td>50 E</td> <td></td> </tr> <tr> <td>21-38</td> <td style="background-color: #d62728; color: white;">F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td style="background-color: #d62728; color: white;">G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B		86 B	69-80	C			55-68	D			39-54	E	50 E		21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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COUNCIL TAX BAND: E - Runnymede Borough Council