



Huntingfield Way, Egham, TW20 8DT

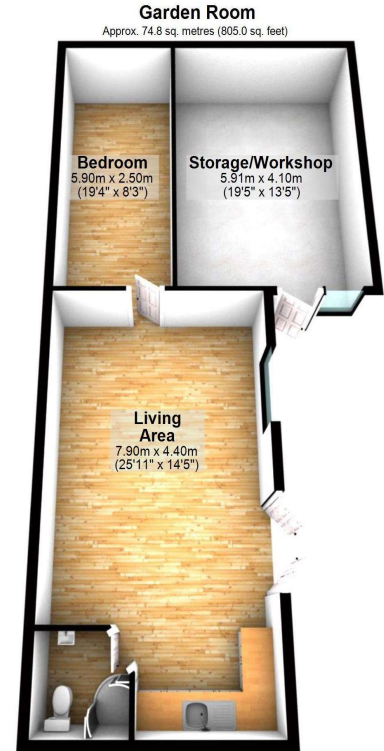
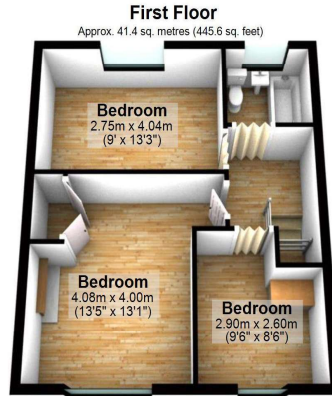
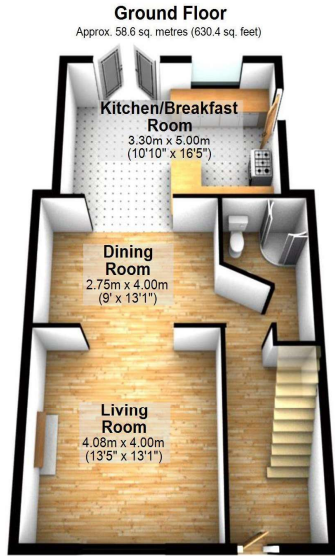
£475,000 Freehold



A deceptive and versatile extended three bedroom terrace property located within yards of local shops, nurseries and schools. Accommodation comprises entrance hallway, lounge, dining room, kitchen/breakfast room, ground floor shower room, first floor family bathroom, private garden, an 800ft square foot garden room and off street parking for up to three vehicles. Further benefits include double glazing throughout and **NO ONWARD CHAIN**.

Huntingfield Way, Egham, Surrey, TW20 8DT

FLOOR PLAN



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

EPC

Energy performance certificate (EPC)

22 Huntingfield Way EGHAM TW20 8DT	Energy rating D	Valid until: 20 February 2033 Certificate number 2390-1006-0202-0257-1200
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Property type Mid-terrace house

Total floor area 99 square metres

Rules on letting this property

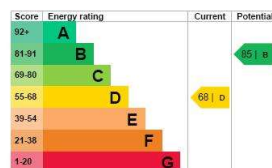
Properties can be let if they have an energy rating from A to E.

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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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: D Runnymede Borough Council