



**Crown Street, Egham, TW20 9BQ**

**OIEO £375,000 Freehold**

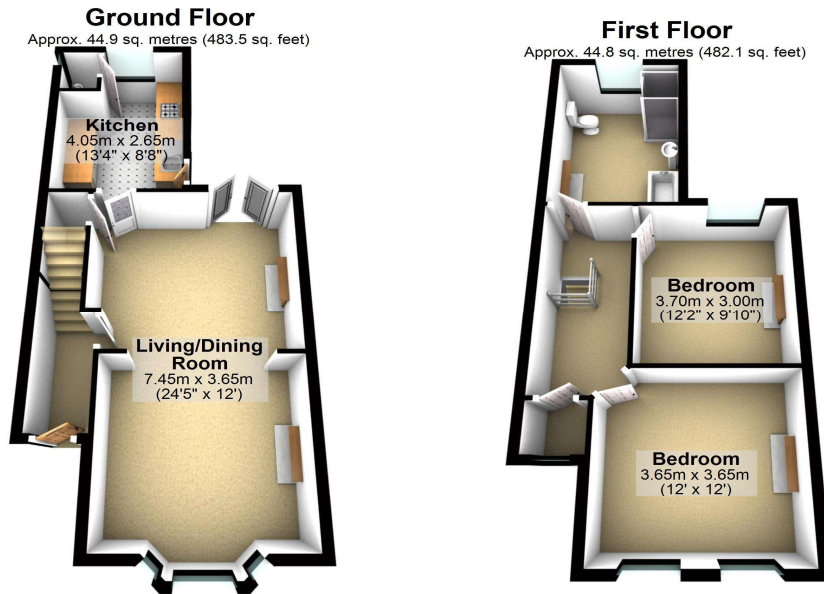


Situated in the heart of historic Egham, is this two bedroom traditional bay fronted, Victorian semi-detached home within a few minutes walk of the High Street and mainline station. The property comprises entrance hallway, spacious lounge/diner, fully fitted kitchen, downstairs W.C, first floor four piece bathroom suite and mature private garden with gated access for parking to the rear. **NO ONWARD CHAIN.**

**Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

# Crown Street, Egham, Surrey, TW20 9BQ

## FLOOR PLAN



Total area: approx. 89.7 sq. metres (965.6 sq. feet)

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

## EPC

**Energy performance certificate (EPC)**

28 Crown Street EGHAM TW20 9BQ	Energy rating <b>F</b>	Valid until: 3 July 2033 Certificate number: 6400-8948-8222-3101-1373
Property type	Semi-detached house	
Total floor area	90 square metres	

**Rules on letting this property**

**! You may not be able to let this property**

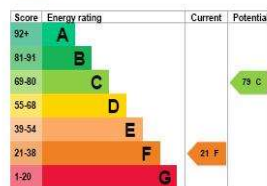
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

### Energy rating and score

This property's current energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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