



**Argent Close, Surrey, TW20 8XB**

**OIEO £400,000 Freehold**



An excellent opportunity to acquire this well-presented modern end terrace property with a garage and allocated parking situated within a cul-de-sac. Accommodation comprises entrance hallway, kitchen, lounge, two double bedrooms, first floor bathroom and a south facing private rear garden. Further benefits include replacement double glazing throughout and gas central heating.

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

**Argent Close, Egham, Surrey, TW20 8XB**

Covered entrance area with composite double glazed door to:-

**ENTRANCE HALLWAY:** Stairs to first floor, coved ceiling, under stairs storage cupboard, radiator, fitted carpet and doors to all rooms.

**FITTED KITCHEN:** **3.10m x 1.94m (10'2" x 6'4")** Comprising eye and base level units with rolled edge work surfaces, single sink drainer unit with taps, fitted oven, hob and extractor over, space for appliances, part tiled walls, radiator, vinyl flooring and front aspect double glazed window.

**LOUNGE:** **4.33m x 3.94m (14'2" x 12'11")** Coved ceiling, radiator, electric feature fireplace, rear aspect double glazed windows and rear aspect double glazed door.

**LANDING:** Access to loft, fitted carpet and doors to all rooms.

**BEDROOM ONE:** **3.94m x 2.81m (12'11" x 9'2")** Fitted double wardrobes, radiator, fitted carpet and rear aspect double glazed window.

**BEDROOM TWO:** **3.30m x 2.46m (10'9" x 8'1")** Built-in double wardrobes, airing / storage cupboard, radiator, front aspect double glazed window.

**FAMILY BATHROOM:** **2.07m x 1.87m (6'9" x 6'1")** Comprising panel enclosed bath with shower attachment over, low level W.C, pedestal wash hand basin, part tiled walls, vinyl flooring and side aspect opaque double glazed window.

**OUTSIDE**

**SOUTH FACING REAR GARDEN** Approximately 30ft. Patio area, lawn area, timber shed, side access gate, well established flower and shrub borders and enclosed by panel fencing and brick walking.

**GARAGE TO REAR:** Remote roller shutter with power and lighting, allocated parking for one vehicle in front of garage.

**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)



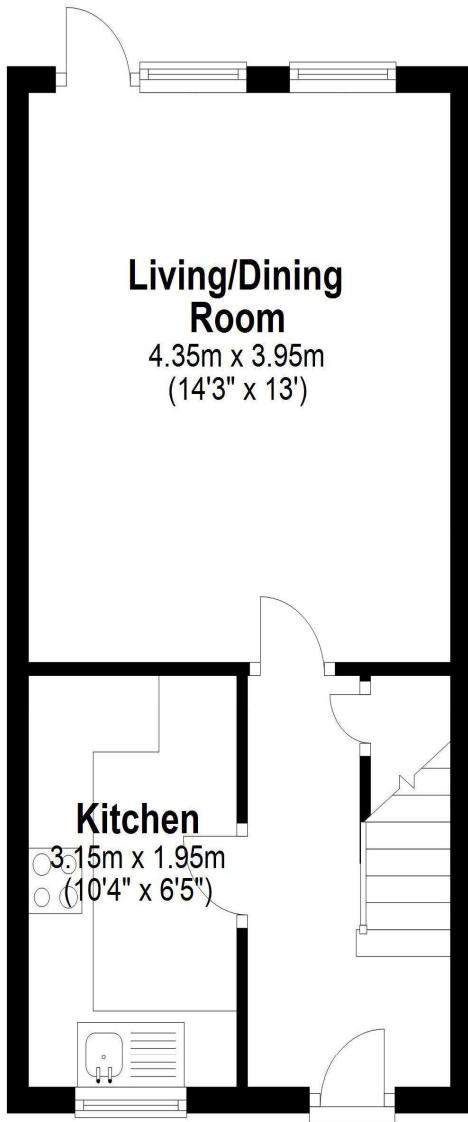
@NEVIN\_AND\_WELLS

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FLOOR PLAN

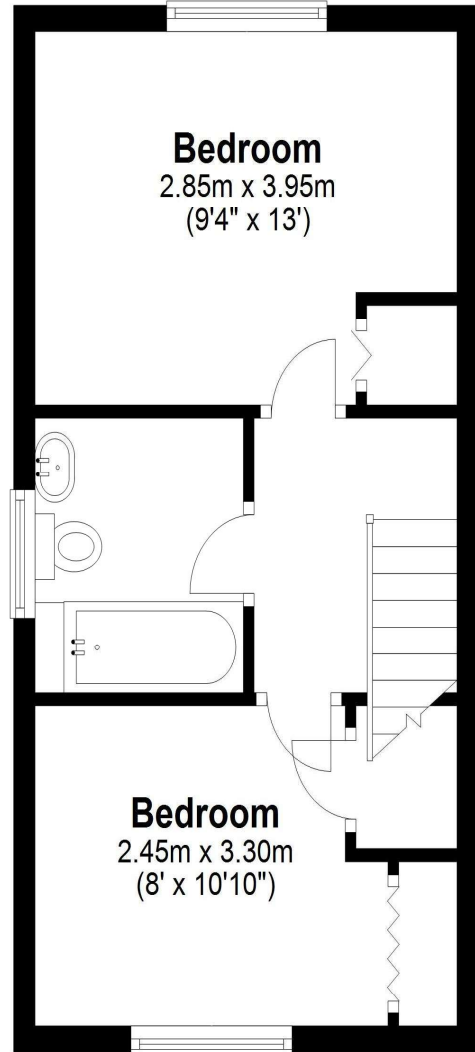
**Ground Floor**

Approx. 30.0 sq. metres (323.2 sq. feet)



**First Floor**

Approx. 30.0 sq. metres (323.0 sq. feet)



Total area: approx. 60.0 sq. metres (646.2 sq. feet)

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

## Argent Close, Egham, Surrey, TW20 8XB

### EPC

Energy Performance Certificate		HM Government											
<b>16, Argent Close, EGHAM, TW20 8XB</b>													
<b>Dwelling type:</b>	end-terrace house	<b>Reference number:</b> 2618-0038-6215-4591-1934											
<b>Date of assessment:</b>	29 May 2019	<b>Type of assessment:</b> RdSAP, existing dwelling											
<b>Date of certificate:</b>	29 May 2019	<b>Total floor area:</b> 60 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>£ 1,761</b>											
<b>Over 3 years you could save</b>		<b>£ 453</b>											
Estimated energy costs of this home													
	Current costs	Potential costs											
<b>Lighting</b>	£ 192 over 3 years	£ 138 over 3 years	<div style="border: 2px solid green; padding: 10px; width: 80px; margin: auto; background-color: #4F814F; color: white;">           You could save £ 453 over 3 years         </div>										
<b>Heating</b>	£ 1,143 over 3 years	£ 981 over 3 years											
<b>Hot Water</b>	£ 426 over 3 years	£ 189 over 3 years											
<b>Totals</b>	<b>£ 1,761</b>	<b>£ 1,308</b>											
<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> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4F814F; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #70AD47; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #92D050; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #F0E68C; color: white; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #F79646; color: white; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #E74C3C; color: white; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #C0392B; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="text-align: center; color: yellow; font-size: 24px;">67</td> <td style="text-align: center; color: green; font-size: 24px;">87</td> </tr> </table>	Current	Potential	67	87	<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>
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Current	Potential												
67	87												
Top actions you can take to save money and make your home more efficient													
Recommended measures	Indicative cost	Typical savings over 3 years											
1 Floor insulation (suspended floor)	£800 - £1,200	£ 93											
2 Low energy lighting for all fixed outlets	£20	£ 48											
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 198											
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 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>													