



**Boscombe Close, Egham, TW20 8LX**

**£2,250 pcm Guide Price**



Maintained to an exceptional standard, a spacious three bedroom detached family home, situated in a quiet cul-de-sac. This property offers lounge/diner, modern kitchen and bathroom, downstairs cloakroom, utility room, garage via three car driveway and landscaped rear garden. Access to a recreation park and shops is a ten minute walk away. Egham mainline station and local schools are within a one mile radius.

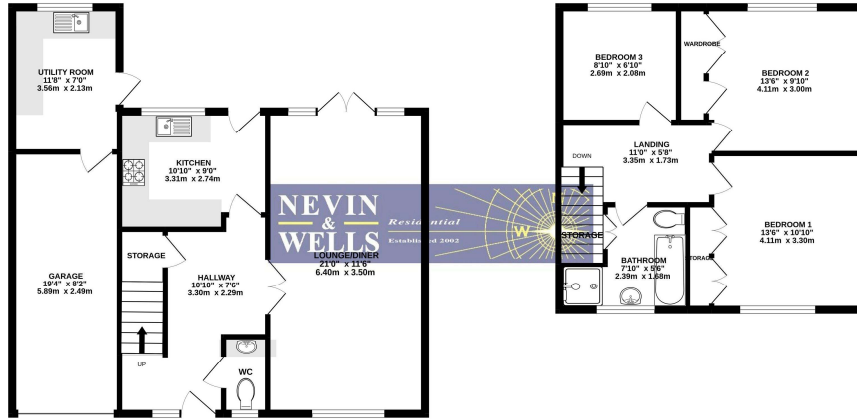
**AVAILABLE 7<sup>TH</sup> OCTOBER - UNFURNISHED**

# Boscombe Close, Egham, Surrey, TW20 8LX

## FLOORPLAN

GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



BOSCOMBE CLOSE, EGHAM, TW20 8LX

TOTAL FLOOR AREA: 1223 sq.ft. (113.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## EPC



Property type: Detached house

Total floor area: 88 square metres

### Rules on letting this property

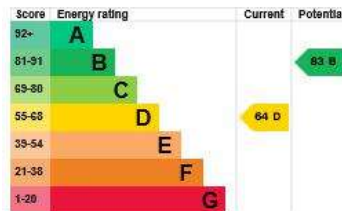
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

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



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

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