



Manor Leaze, Surrey, TW20 8NJ

£2,350 pcm Guide Price

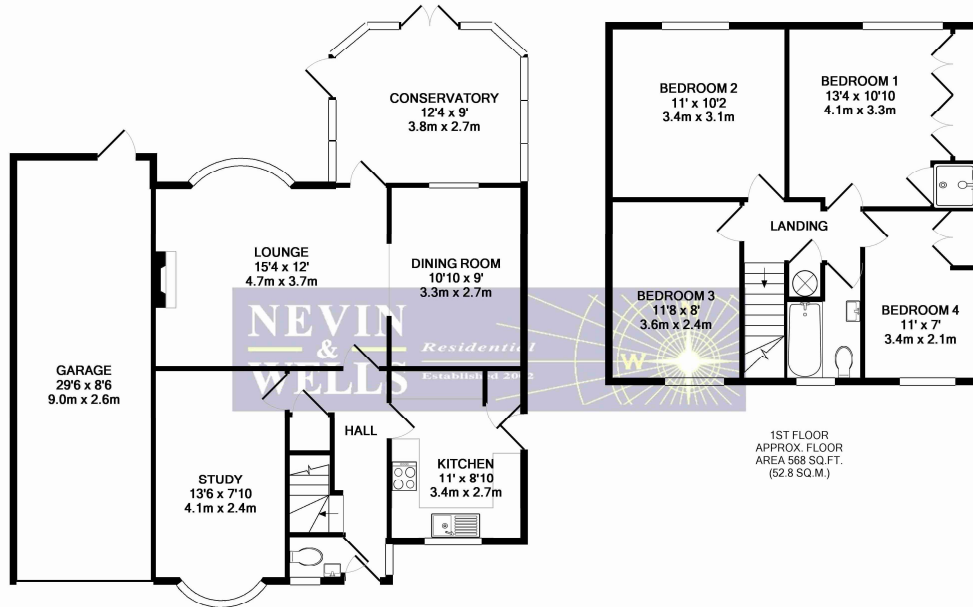


A very well presented four bedroom detached residence situated within a quiet popular cul-de-sac within a ten minute walk of Egham high street and mainline station. The property has two reception rooms, separate study, fully fitted replacement kitchen, downstairs W.C, first floor family bathroom and built-in shower to master bedroom. Further benefits include conservatory, double length garage, good size South facing garden and off street parking.

AVAILABLE 1ST OCTOBER 2023 - UNFURNISHED

Manor Leaze, Egham, Surrey, TW20 8NJ

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 1005 SQ.FT.
(93.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1574 SQ.FT. (146.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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All measurements are approximate. Nevin and Wells Residential have not tested any systems or appliances.

EPC

Energy Performance Certificate

4, Manor Leaze, EGHAM, TW20 8NJ

Dwelling type: Detached house	Reference number: 8996-7323-4810-3661-3926
Date of assessment: 29 July 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 July 2016	Total floor area: 107 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,123
Over 3 years you could save	£ 975

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 242 over 3 years	£ 198 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 5px; border-radius: 50%; display: inline-block;"> You could save £ 975 over 3 years </div>
Heating	£ 2,202 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 579 over 3 years	£ 303 over 3 years	
Totals	£ 3,123	£ 2,148	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	<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>
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Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 102	✔
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 234	✔
3 Low energy lighting for all fixed outlets	£55	£ 120	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.