



Woodhaw, Egham, Surrey, TW20 9AR

£1,550 pcm Guide Price



Offering a modern kitchen and bathroom, is this three bedroom semi-detached house close to Egham High Street. The property has a private rear garden and ample parking to the front, situated in a no through road within walking distance of the train station and Egham High Street.

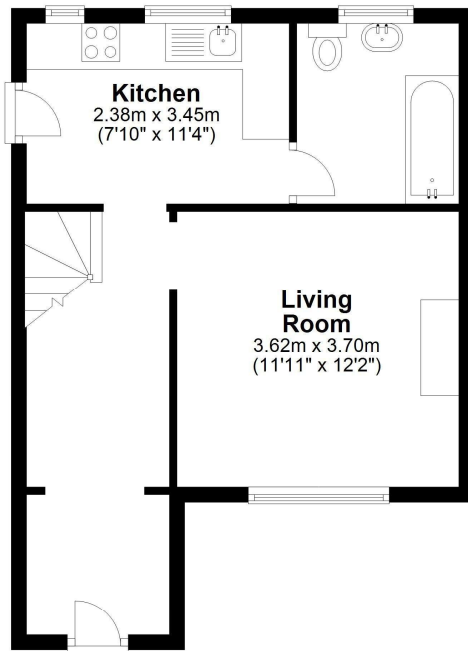
AVAILABLE 27TH OCTOBER 2023 - Unfurnished

Woodhaw, Egham, Surrey, TW20 9AR

FLOORPLAN

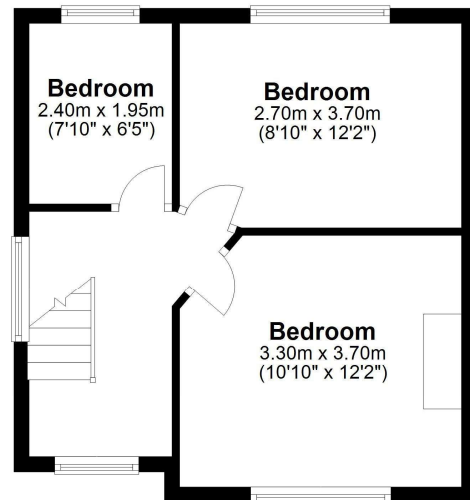
Ground Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 72.4 sq. metres (779.1 sq. feet)

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

EPC

Energy Performance Certificate HM Government

33, Woodhaw, EGHAM, TW20 9AR

Dwelling type: Semi-detached house Reference number: 8911-6420-5329-4414-5992
 Date of assessment: 14 October 2019 Type of assessment: RUCAP, existing dwelling
 Date of certificate: 15 October 2019 Total floor area: 66 m²

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:	£ 2,025
Over 3 years you could save	£ 537

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 156 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 537 over 3 years </div>
Heating	£ 1,581 over 3 years	£ 1,176 over 3 years	
Hot Water	£ 240 over 3 years	£ 156 over 3 years	
Totals	£ 2,025	£ 1,488	

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.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 297
2 Floor insulation (suspended floor)	£800 - £1,200	£ 111
3 Low energy lighting for all fixed outlets	£15	£ 42

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.