



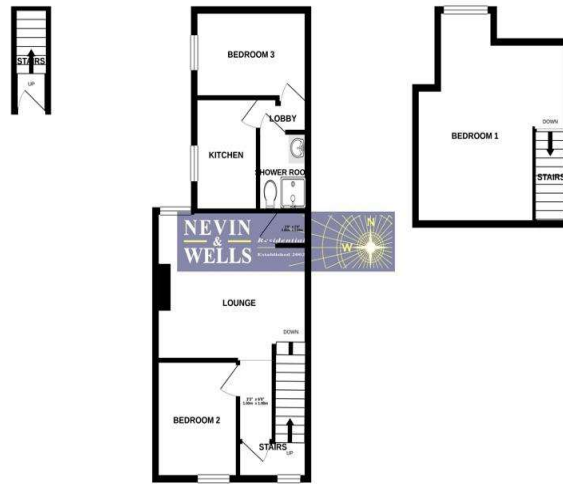
**Thorpe Lea Road, Surrey, TW20 8BN    £1,250 pcm Guide Price**

Recently renovated and redecorated by the current landlord is this split level first floor maisonette located close to local shops and schools. The property offers two bedrooms, lounge, office/study, separate kitchen and shower room. In addition there is double glazing, gas central heating and a private entrance.

**AVAILABLE NOW - UNFURNISHED**

Thorpe Lea Road, Egham, Surrey, TW20 8BN

FLOORPLAN



TOTAL FLOOR AREA: 65 sq. m. (694 sq. ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the above-mentioned floor measurements, the floor, window, door and other dimensions are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the property's layout. The services, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 NEVIN & WELLS (2022)

EPC

98a, Thorpe Lea Road EGHAM TW20 8BN		Energy rating <b>D</b>
Valid until <b>12 November 2029</b>	Certificate number <b>9758-2847-6995-9191-1645</b>	

Property type: Top-floor maisonette  
 Total floor area: 65 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	68   D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.  
 Properties are given a rating from A (most efficient) to G (least efficient).  
 Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

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