



Harvest Road, Englefield Green, TW20 0QR £1,900 pcm Guide Price

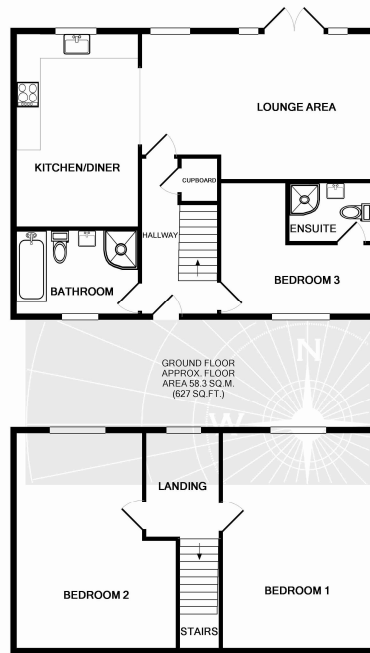


A stunning detached residence offering three double bedrooms, one with en-suite facilities. In addition there is a fully fitted kitchen, modern bathroom, lounge with doors onto private rear garden and ample parking. Close to local shops, schools and Windsor Great Park. **NO STUDENTS.**

AVAILABLE 26th September 2023 - Unfurnished

Harvest Road, Englefield Green, TW20 0QR

FLOORPLAN



1ST FLOOR
APPROX. FLOOR
AREA 45.0 SQ.M.
(485 SQ. FT.)

TOTAL APPROX. FLOOR AREA 103.3 SQ.M. (1112 SQ. FT.)

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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EPC

Energy Performance Certificate

96a, Harvest Road, Englefield Green, EGHAM, TW20 0QR

Dwelling type: Detached bungalow	Reference number: 0167-2813-6497-2920-8345	
Date of assessment: 27 January 2020	Type of assessment: RdSAP, existing dwelling	
Date of certificate: 28 January 2020	Total floor area: 114 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:	£ 2,226
Over 3 years you could save	£ 147

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 309 over 3 years	
Heating	£ 1,503 over 3 years	£ 1,518 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 5px; display: inline-block;"> You could save £ 147 over 3 years </div>
Hot Water	£ 414 over 3 years	£ 252 over 3 years	
Totals	£ 2,226	£ 2,079	

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 micro-generation.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="background-color: #c8e6c9; border: 1px solid black;">73</td> <td style="background-color: #e8f5e9; border: 1px solid black;">83</td> </tr> </table>	Current	Potential	73	83	<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>
Current	Potential					
73	83					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 147
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,011

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.