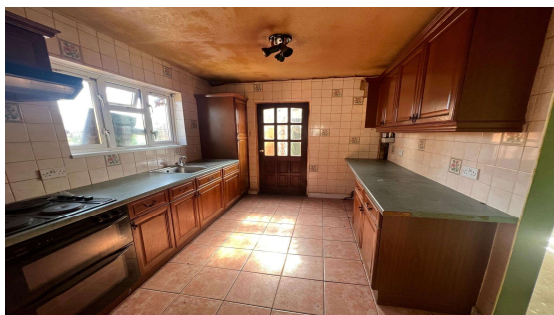
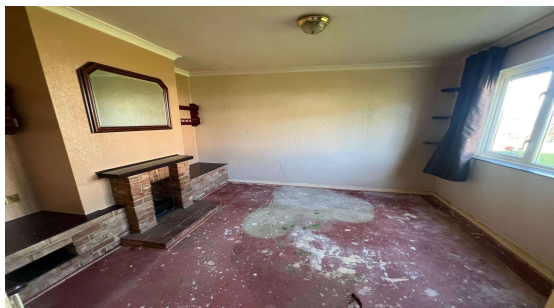




**Thorpe Lea Road, Egham, TW20 8DF**

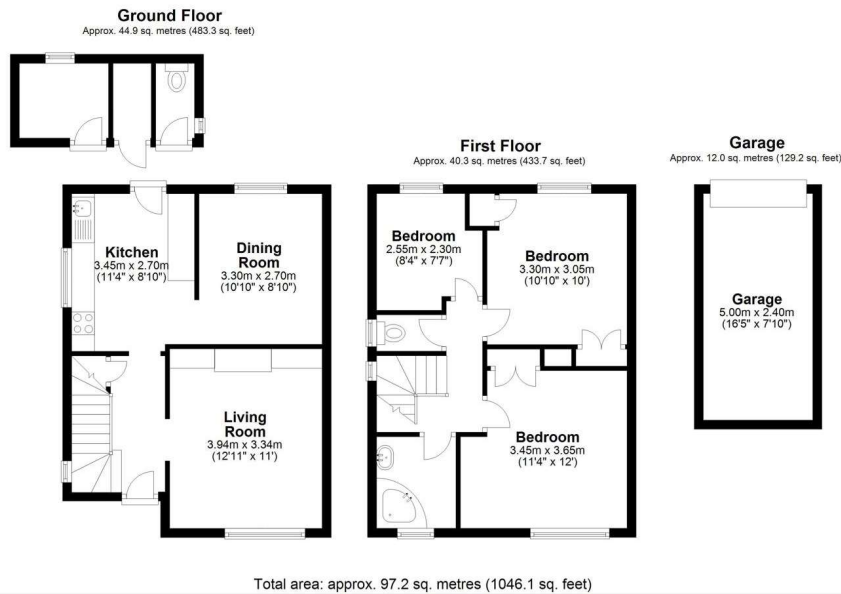
**£375,000 Freehold**



An excellent opportunity to acquire this three bedroom semi-detached residence offering potential to extend to the side and rear subject to planning permission. The property is in need of complete refurbishment. Accommodation comprises entrance hallway, two reception rooms, kitchen, external W.C, first floor bathroom, separate first floor W.C, 60ft rear garden, detached garage to rear with hardstanding off street parking. **NO ONWARD CHAIN. Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

# Thorpe Lea Road, Egham, Surrey, TW20 8DF

## FLOOR PLAN



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

## EPC

### Energy performance certificate (EPC)

95 Thorpe Lea Road  
EGHAM  
TW20 8DF

Energy rating  
**D**

Valid until: 7 September 2033

Certificate number: 0180-2438-5116-2007-5561

Property type: Semi-detached house

Total floor area: 81 square metres

### Rules on letting this property

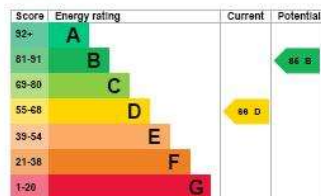
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### 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 rating.

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

**COUNCIL TAX BAND: D - Runnymede Borough Council**