



Hythe Park Road, Egham, TW20 8BW

OIEO £375,000 Freehold



A three bedroom Victorian semi-detached residence, located within a popular residential road close to local shops, schools and public transport facilities. Accommodation comprises entrance hallway, two reception rooms, kitchen, four piece bathroom suite and 100ft private rear garden. Further benefits include double glazing throughout and gas central heating. **NO ONWARD CHAIN.**

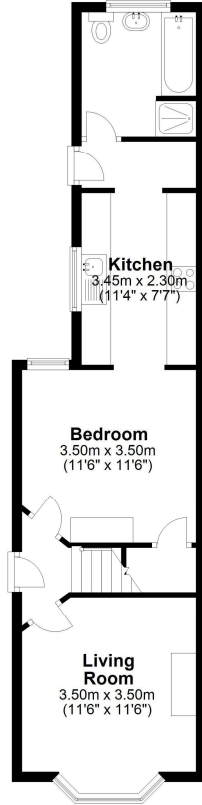
Zero stamp duty for FIRST TIME BUYERS up to £425,000.

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FLOOR PLAN

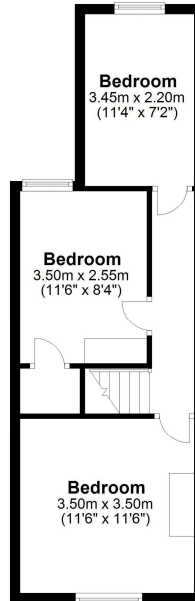
Ground Floor

Approx. 45.2 sq. metres (486.0 sq. feet)



First Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



Total area: approx. 81.3 sq. metres (875.1 sq. feet)

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

EPC

Energy performance certificate (EPC)																																		
40 Hythe Park Road EGHAM TW20 8BW	Energy rating D	Valid until: 22 August 2032 Certificate number: 2672-1998-0208-0552-1200																																
Property type	Semi-detached house																																	
Total floor area	80 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/condos-to-private-rental-property-minimum-energy-efficiency-standard-landlord-guidance .																																		
Energy efficiency rating for this property																																		
This property's current energy rating is D. It has the potential to be B.																																		
See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>81 B</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>63 D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B		81 B	69-80	C			55-68	D	63 D		39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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COUNCIL TAX BAND:

D - RUNNYMEDE BOROUGH COUNCIL