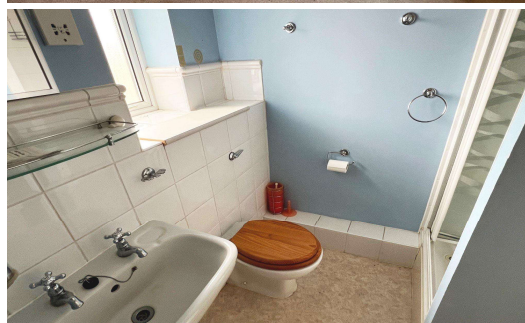
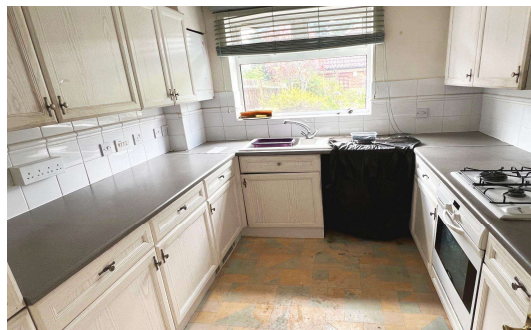




**Nightingale Shott, Egham, TW20 9SU**

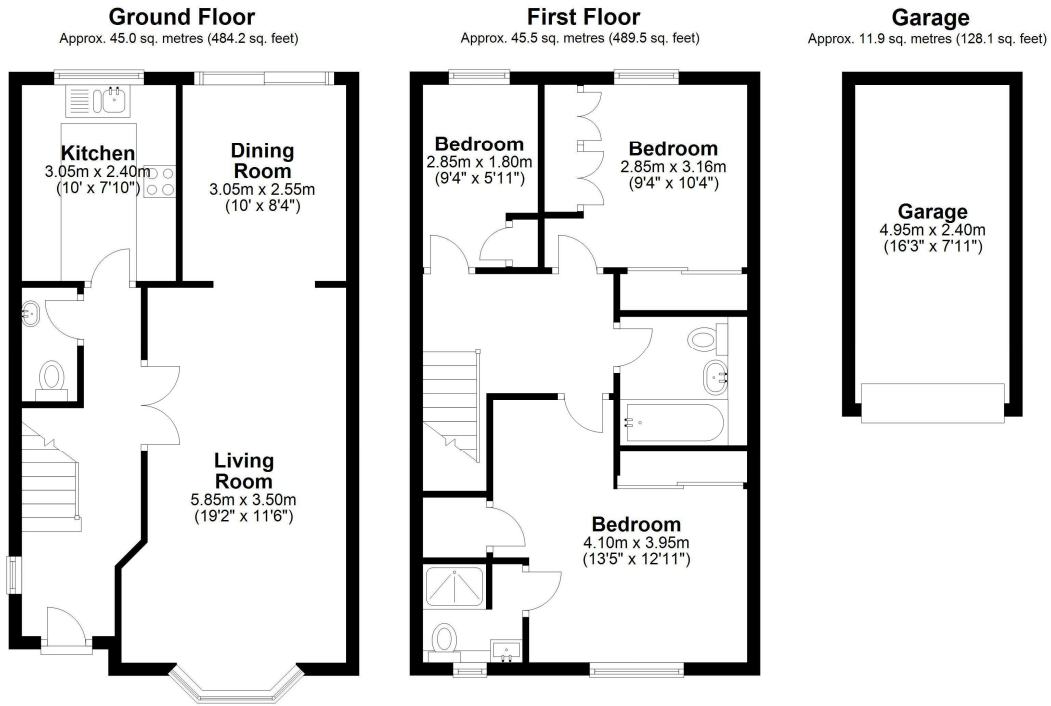
**£500,000 Freehold**



Built in 1999, this end of terrace three bedroom home is offered for sale 'chain free'. Benefits include spacious lounge/diner, downstairs cloakroom, two bathrooms (one en-suite), 42ft (12.80m) garden and garage to rear. Access to mainline station, high street and local schools is a ten minute walk away. Royal Holloway university and Windsor Great Park are also close at hand.

# Nightingale Shott, Egham, Surrey, TW20 8QH

## FLOOR PLAN



Total area: approx. 102.4 sq. metres (1101.8 sq. feet)

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

## EPC

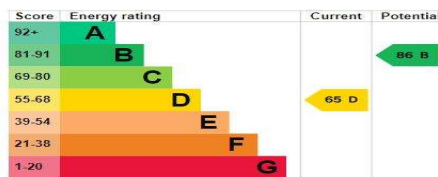
7 Nightingale Shott EGHAM TW20 9SU		Energy rating <b>D</b>
Valid until 25 June 2034	Certificate number 2762-3039-3206-9504-4204	
Property type End-terrace house	Total floor area 91 square metres	

### 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](#).

### Energy rating and score

This property's 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.

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

