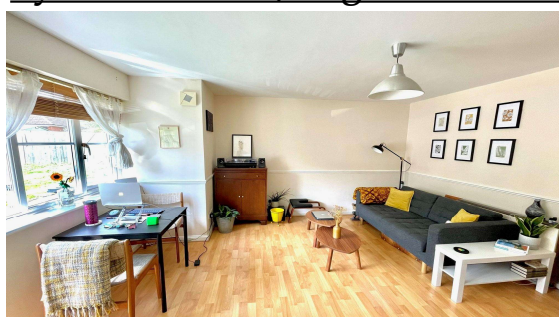




Sycamore Walk, Englefield Green, TW20 0PD £260,000 Freehold



A one bedroom house situated in a quiet cul-de-sac of similar properties. These homes make excellent first time purchases or investment, as located near local shops, beautiful village green, Windsor Great Park and Royal Holloway University, with potential monthly income of £1,300 pcm. This property is in great condition with double glazing and communal parking. **NO ONWARD CHAIN.**

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

Sycamore Walk, Englefield Green, Surrey, TW20 0PD

Front door into:

LOUNGE AREA:

Wood effect laminate flooring, wall mounted storage heater, stairs to first floor, double glazed window to front and open plan to: **KITCHEN AREA:** Eye and base level units with rolled edge work surfaces, space for appliances, under stair storage cupboard, fully tiled floors, part tiled walls and double glazed window to front.

LANDING:

Hatch to loft and doors to:

BEDROOM:

Wood effect laminate floor, wall mounted heater, built in airing cupboard and double glazed window to front.

BATHROOM:

Panel enclosed bath with mixer tap and shower attachment, overhead shower, vanity sink unit with mixer tap and cupboard below, low level W.C, fully tiled floor and walls. Double glazed window to front.

OUTSIDE

PARKING:

Communal parking to front, plus visitors parking.

MAINTENANCE CHARGE:

£25 per month

COUNCIL TAX BAND:

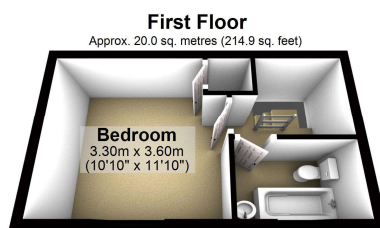
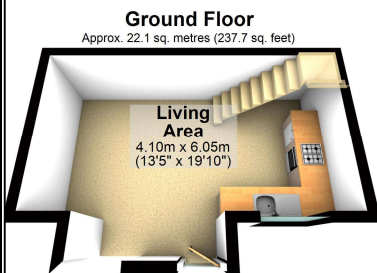
C- Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOORPLAN

EPC



Total area: approx. 42.1 sq. metres (452.6 sq. feet)

Energy performance certificate (EPC)

10 Sycamore Walk Englefield Green EGHAM TW20 0PD	Energy rating D	Valid until: 30 May 2033 Certificate number: 9150-2439-9158-2977-9595
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Property type: Mid-terrace house
Total floor area: 41 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 A.
[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



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