



**Albert Road, Englefield Green, TW20 0RQ**

**£1,700 pcm Unfurnished**



A completely renovated character cottage located in the heart of Englefield Green Village. Accommodation comprises two reception rooms, newly fitted kitchen/dining room, luxury shower room, two double bedrooms and a private 100ft rear garden. Further benefits include double glazing throughout and gas central heating.

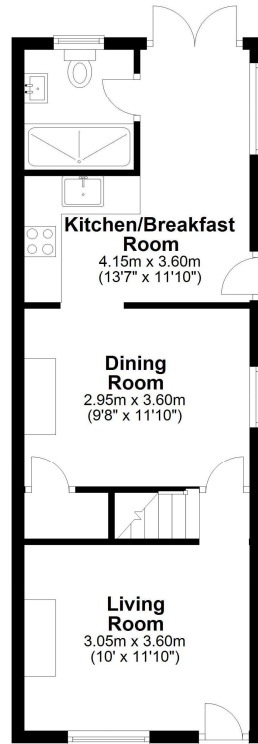
**AVAILABLE 10 JANUARY 2025**

# Albert Road, Englefield Green, TW20 0RQ

## FLOORPLAN

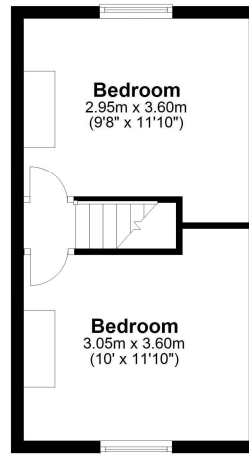
### Ground Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



### First Floor

Approx. 25.0 sq. metres (268.9 sq. feet)



Total area: approx. 65.2 sq. metres (702.3 sq. feet)

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

## EPC

**Energy performance certificate (EPC)**

23 Albert Road Englefield Green EGHAM TW20 0RQ	Energy rating <b>D</b>	Valid until: 14 August 2032 Certificate number: 2912-7128-9000-0495-6296
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Property type: end-terrace house

Total floor area: 65 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 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.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		