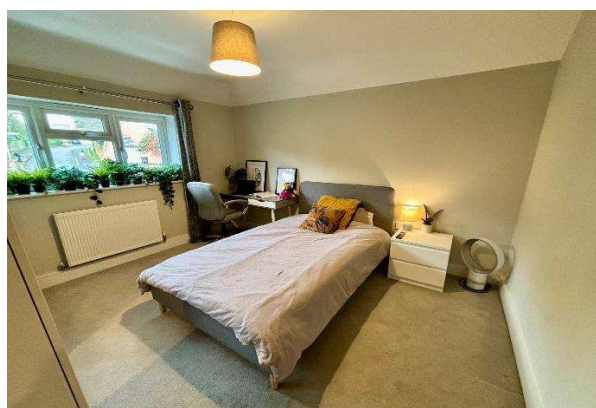




**Spring Rise, Egham, TW20 9PW**

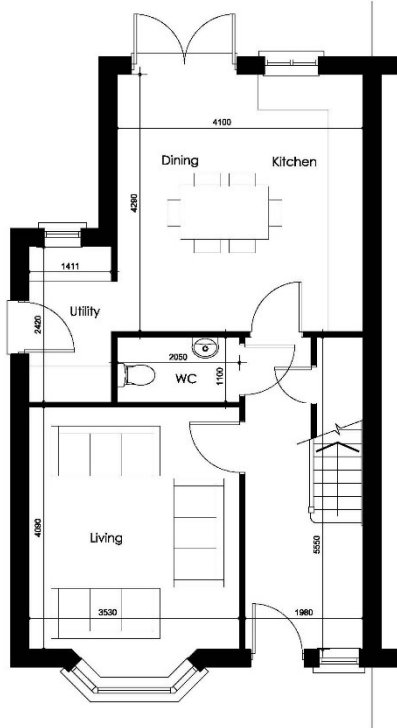
**Guide Price £548,000 F/H**



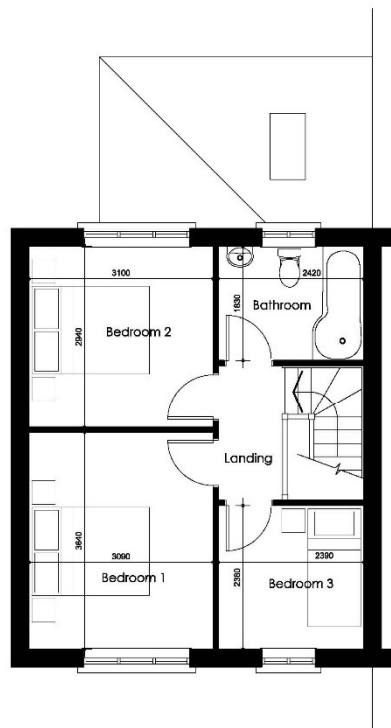
An exceptionally well presented three bedroom family home located in central Egham, just yards from High Street amenities, mainline train station and Magna Square. Accommodation comprises large entrance hallway, living room, downstairs W.C, large kitchen/breakfast room, utility room, first floor luxury bathroom, landscaped garden, off street parking for up to three vehicles. NO ONWARD CHAIN

# Spring Rise, Egham, Surrey, TW20 9PW

## FLOORPLAN



ground floor plan



first floor plan

## EPC

### Energy Performance Certificate HM Government

**28a Spring Rise, EGHAM, TW20 9PW**

**Dwelling type:** End-terrace house      **Reference number:** 8004-9815-1739-3007-2583  
**Date of assessment:** 09 May 2018      **Type of assessment:** SAP, new dwelling  
**Date of certificate:** 09 May 2018      **Total floor area:** 89 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,107</b>
<b>Over 3 years you could save</b>	<b>£ 96</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	<div style="background-color: #548235; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 96 over 3 years                 </div>
Heating	£ 681 over 3 years	£ 681 over 3 years	
Hot Water	£ 243 over 3 years	£ 147 over 3 years	
<b>Totals</b>	<b>£ 1,107</b>	<b>£ 1,011</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

<p><small>Very energy efficient - lower running costs</small></p> <p style="text-align: center;"> <span style="background-color: #548235; color: white; padding: 2px;">92 plus) A</span>  <span style="background-color: #70ad47; color: white; padding: 2px;">(81-91) B</span>  <span style="background-color: #c4c454; color: white; padding: 2px;">(69-80) C</span>  <span style="background-color: #f1c232; color: white; padding: 2px;">(55-68) D</span>  <span style="background-color: #e67e22; color: white; padding: 2px;">(39-54) E</span>  <span style="background-color: #e74c3c; color: white; padding: 2px;">(21-38) F</span>  <span style="background-color: #c0392b; color: white; padding: 2px;">(1-20) G</span> </p> <p><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">83</td> <td style="text-align: center; font-size: 2em;">95</td> </tr> </table> <p><small>The graph shows the current energy efficiency of your home.</small></p> <p><small>The higher the rating the lower your fuel bills are likely to be.</small></p> <p><small>The potential rating shows the effect of undertaking the recommendations on page 3.</small></p> <p><small>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</small></p> <p><small>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</small></p>	Current	Potential	83	95
Current	Potential				
83	95				

### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 96
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 894

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