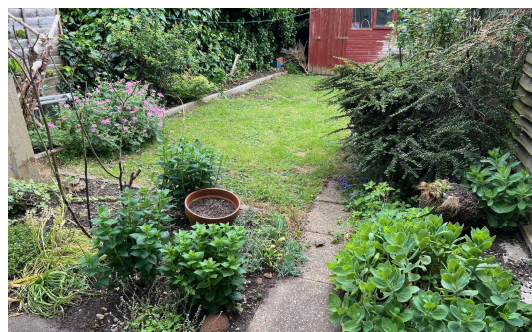




Harcourt Close, Egham, TW20 8BJ

OIEO £350,000 F/hold



A three bedroom mid terrace home situated in a cul-de-sac, offered for sale 'chain free'. Benefits include large kitchen/diner, separate lounge, gas central heating, first floor bathroom, double glazing and 30ft (9.14m) rear garden. There is also potential to create a private drive to front (subject to planning). Access to local schools and shops is on your doorstep, high street shops/mainline station are a 15 minute walk away.

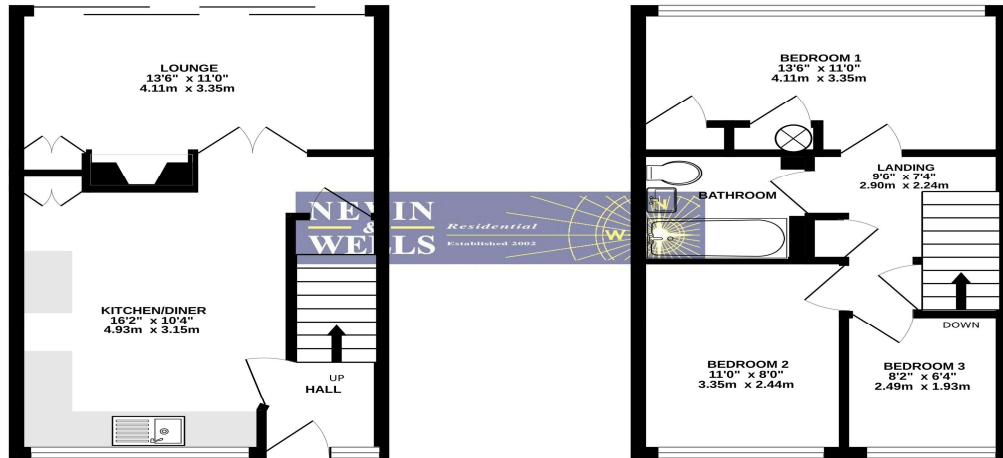
ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000

Harcourt Close, Egham, Surrey, TW20 8BJ

FLOOR PLAN

GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.

1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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

EPC

4 Harcourt Close EGHAM TW20 8BJ		Energy rating D
Valid until 6 June 2034	Certificate number 8234-9726-0300-0765-8202	

Property type	Mid-terrace house
Total floor area	82 square metres

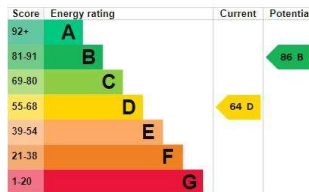
Rules on letting this property

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:

D - Runnymede Borough Council

VIEWINGS:

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

