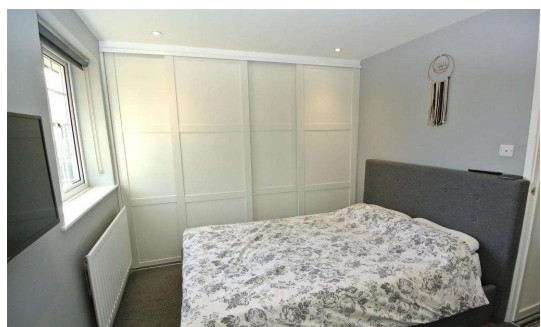




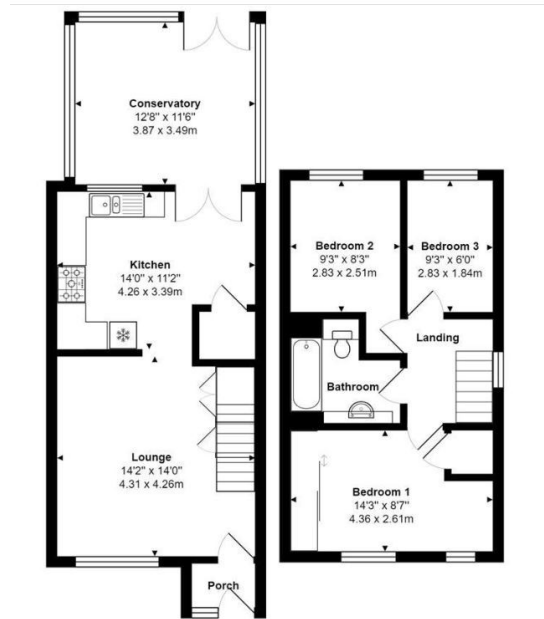
**Larksfield, Englefield Green, TW20 0RD      £475,000 Freehold**



A stunning, modern, three bedroom semi-detached home benefitting from a large conservatory extension, located in a quiet cul-de-sac within short walking distance of local schools and shops. This lovely family home offers spacious lounge, kitchen/dining room, modern first floor bathroom, private garden with access into a single garage and additional driveway. Virginia Water Lake and Windsor Great Park are both within half a mile.

# Larksfield, Englefield Green, Surrey, TW20 0RD

## FLOOR PLAN



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

## EPC

20, Larksfield Englefield Green EGHAM TW20 0RD	Energy rating <b>C</b>
Valid until 27 September 2026	Certificate number 0940-2870-7717-9536-5115

Property type	Semi-detached house
Total floor area	69 square metres

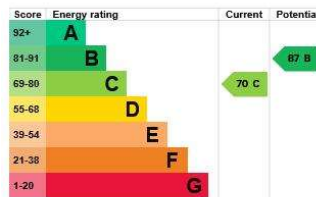
### Rules on letting this property

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 current energy rating is C. 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.

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

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



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