

# NEVIN & WELLS

*Residential*

Established 2002



**Thirlmere Close, Egham, Surrey, TW20 8JS**

**£625,000 F/H**



An extended four bedroom detached residence situated within a quiet cul-de-sac on the popular Sherwood Gardens development. Located within half a mile of local shops, fields, schools and public transport facilities. Accommodation comprises entrance hallway, downstairs WC, three reception rooms, kitchen, first floor shower room, en-suite facilities, private rear garden, single garage and driveway providing off street parking for two vehicles. No onward chain.

169/170 High Street, Egham, Surrey, TW20 9EJ  
Tel. 01784 437 437 Fax. 01784 436 456  
[www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

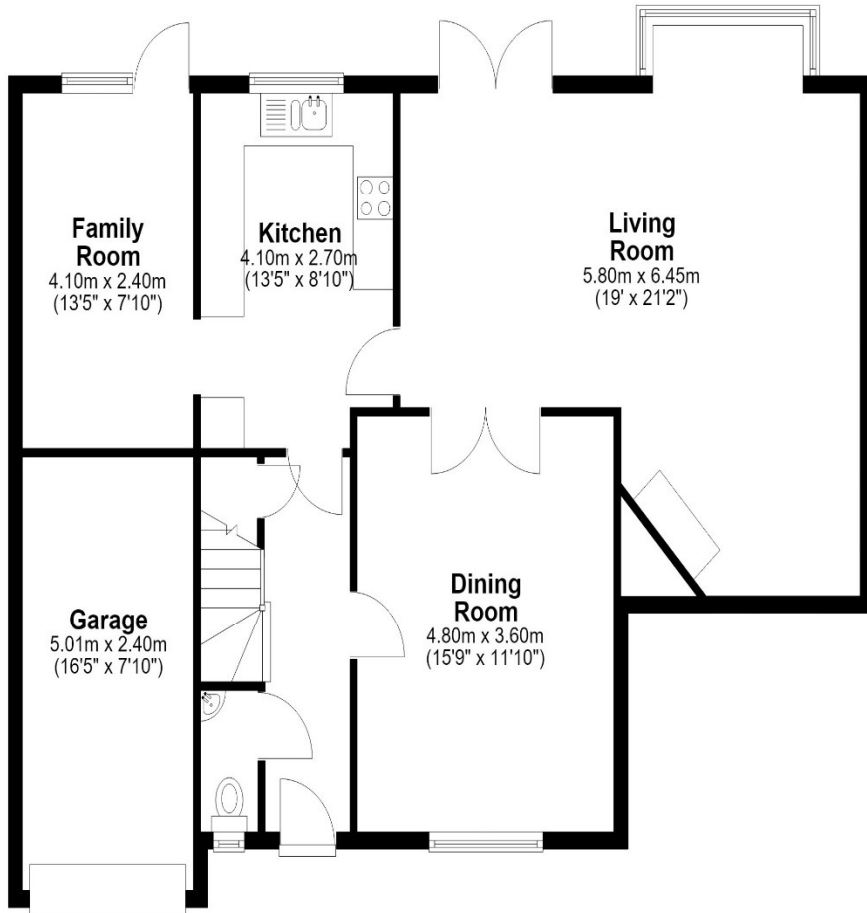


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**FLOORPLAN**

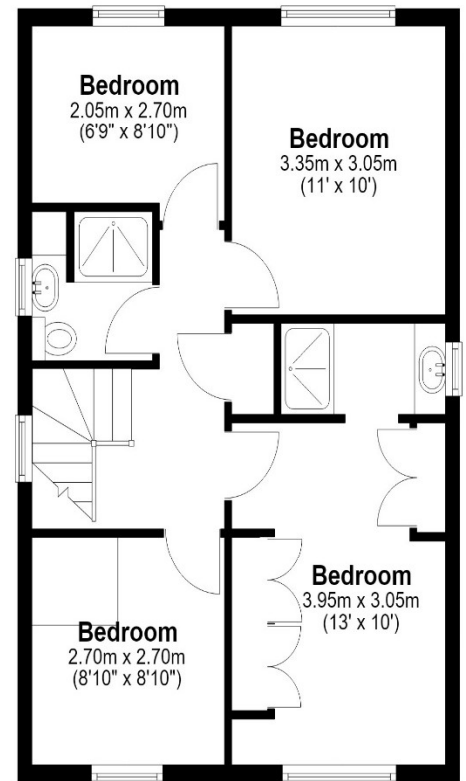
**Ground Floor**

Approx. 93.2 sq. metres (1003.2 sq. feet)



**First Floor**

Approx. 50.1 sq. metres (539.0 sq. feet)



Total area: approx. 143.3 sq. metres (1542.2 sq. feet)

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

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EPC

5 Thirlmere Close EGHAM TW20 8JS		Energy rating <b>C</b>
Valid until <b>18 June 2036</b>	Certificate number <b>4300-6711-0122-6693-3663</b>	

Property type	Detached house
Total floor area	128 square metres

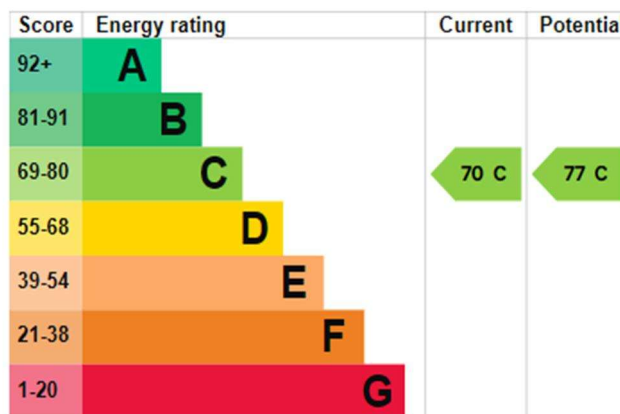
### Rules on letting this property

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 C. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



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