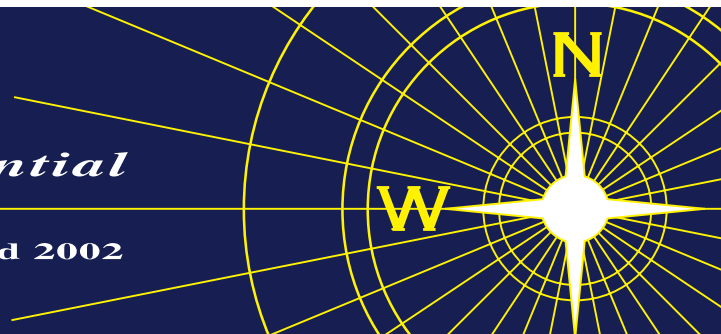




Thirlmere Close, Egham, Surrey, TW20 8JS

£600,000 F/H



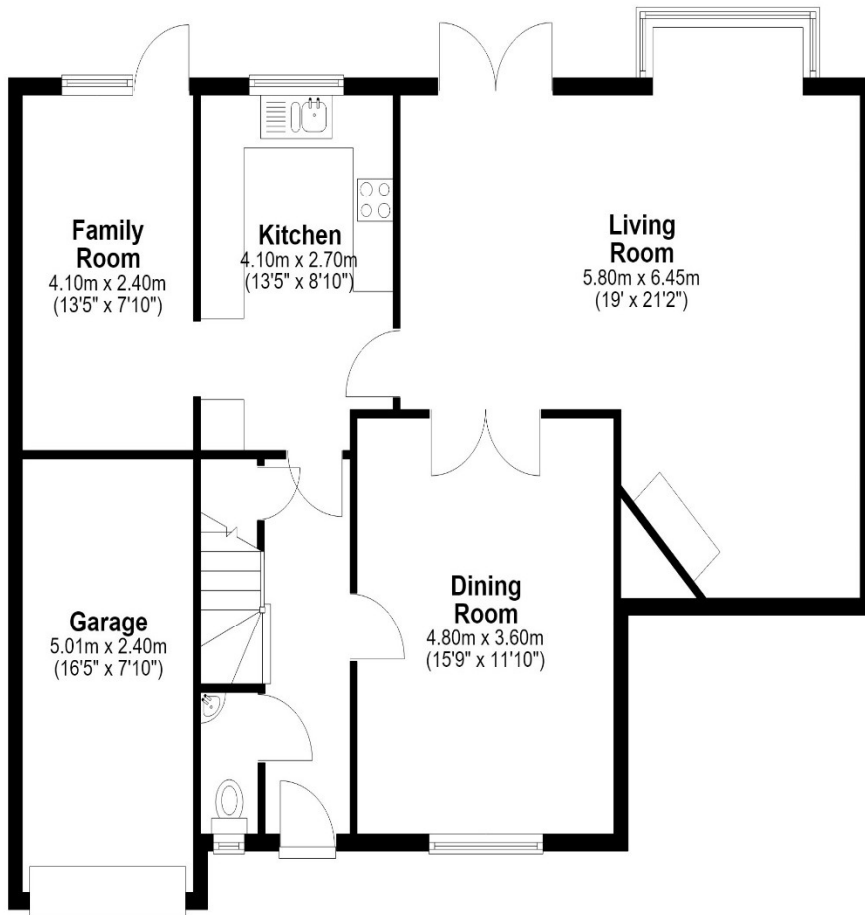
An extended four bedroom detached residence situated within a quiet cul-de-sac on the popular Sherwood Gardens development. Located within half a mile of local shops, fields, schools and public transport facilities. Accommodation comprises entrance hallway, downstairs WC, three reception rooms, kitchen,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

Thirlmere Close, Egham, Surrey, TW20 8JS

FLOORPLAN

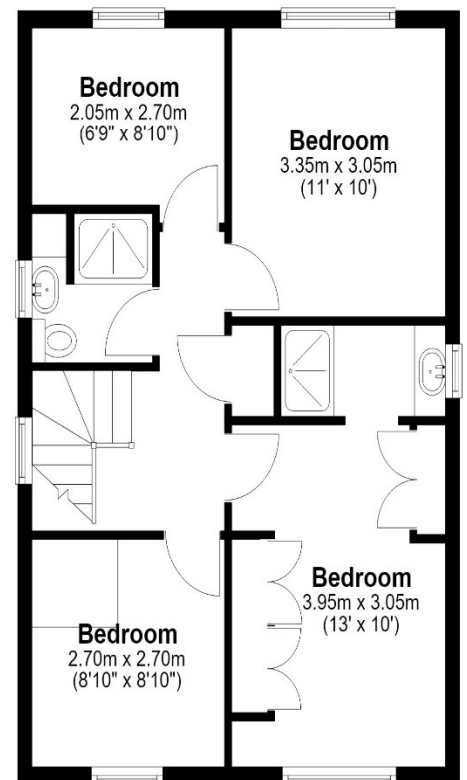
Ground Floor

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.

Thirlmere Close, Egham, Surrey, TW20 8JS

EPC

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

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](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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