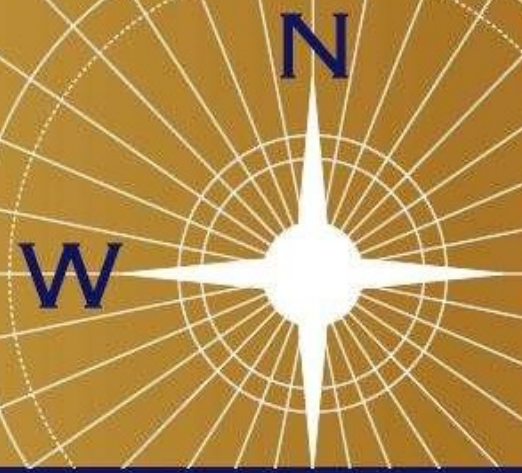


NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



Hardwick Lane, Lyne, Surrey, KT16 0AD

£1,100,000 F/H

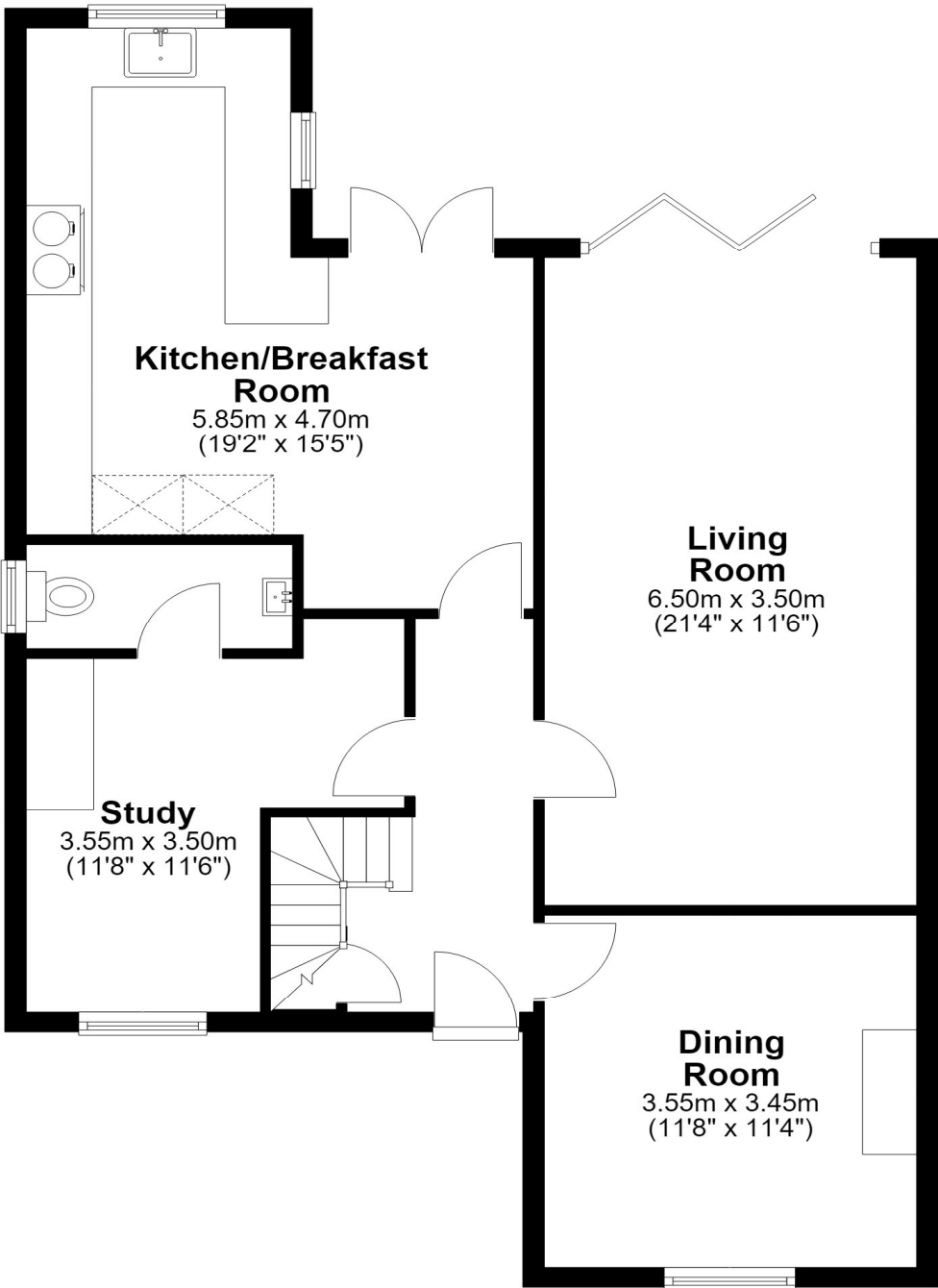
Hardwick Lane, Lyne , Surrey, KT16 0AD

A truly exceptional Victorian residence with extensive land and equestrian facilities. An impressive double storey extended Victorian semi-detached residence, beautifully renovated throughout, set behind private electric gates and offering picturesque rear views across adjoining horse grazing fields. Further benefits include air conditioning, a beautifully landscaped rear garden and off street parking for several vehicles. No onward chain

FLOORPLAN

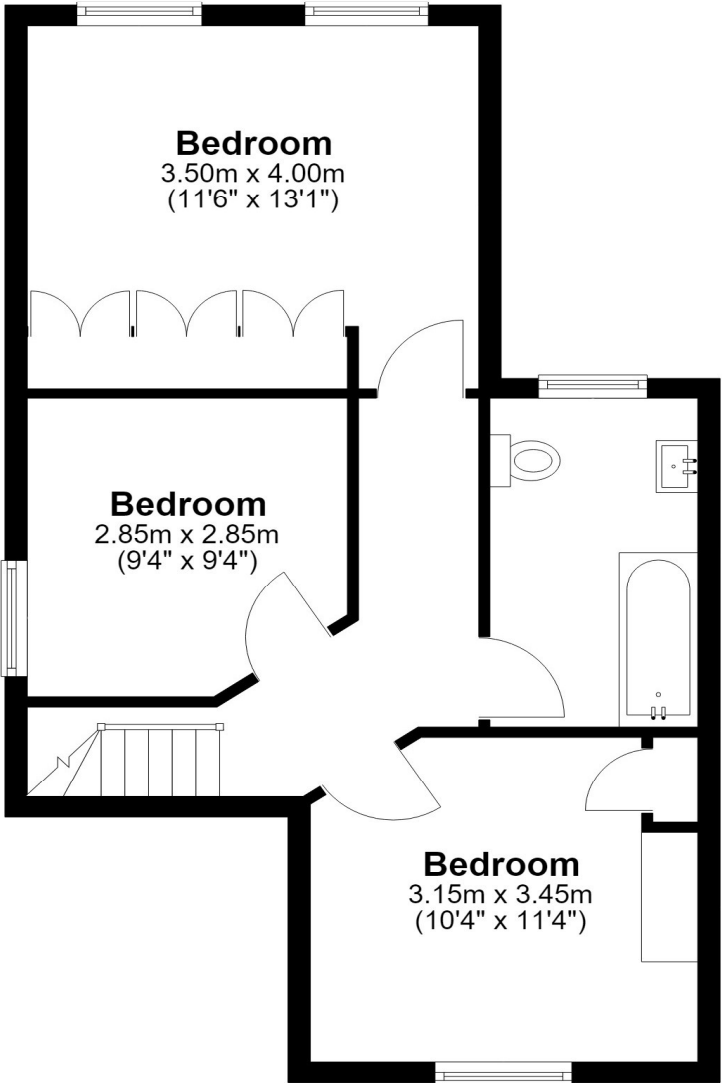
Ground Floor

Approx. 77.6 sq. metres (834.9 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



Total area: approx. 123.8 sq. metres (1332.6 sq. feet)

EPC

Braeside Hardwick Lane Lyne CHERTSEY KT16 0AD		Energy rating C
Valid until 10 August 2036	Certificate number 8436-0328-7600-0779-5292	

Property type Semi-detached house

Total floor area 122 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	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

