NEVIN & WELLS

Residential

Established 2002



Spring Rise, Egham, Surrey, TW20 9PE **£545,000 F/H**









A versatile four bedroom semi-detached property, situated minutes from Egham High Street, Magna square and mainline station. This extended property also offers two reception rooms, three bathrooms (two en-suite), downstairs cloakroom and two car driveway. Access to local schools, Magna Carta National Trust, Orbit Leisure Centre and Royal Holloway University is close at hand. NO ONWARD CHAIN

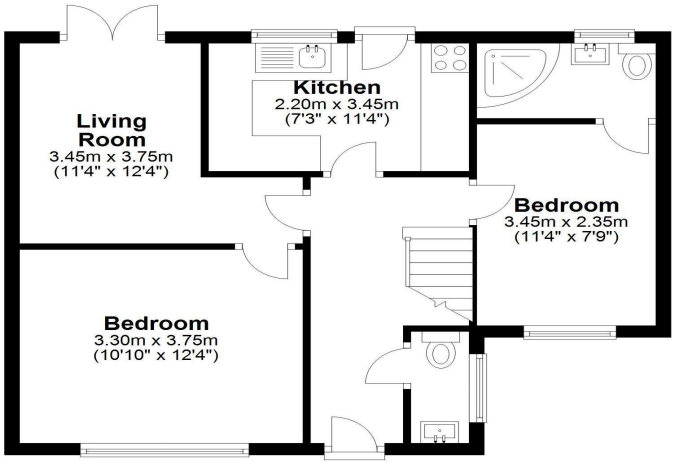
169/170 High Street, Egham, Surrey, TW20 9EJ
Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk

The Property Ombudsman
OFT Approved code

Spring Rise, Egham, Surrey, TW20 9PE

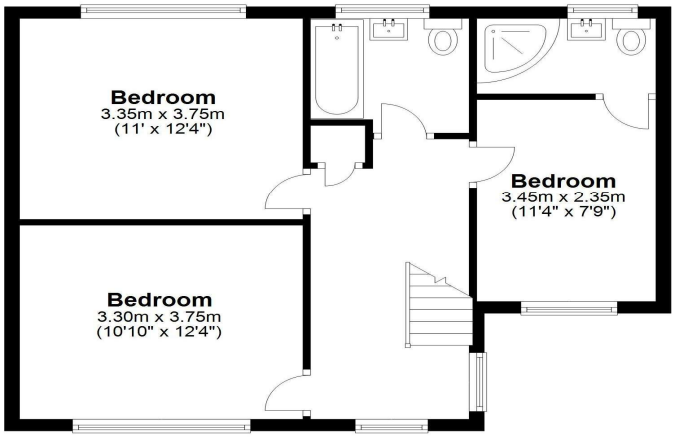
Ground Floor

Approx. 52.6 sq. metres (566.5 sq. feet)

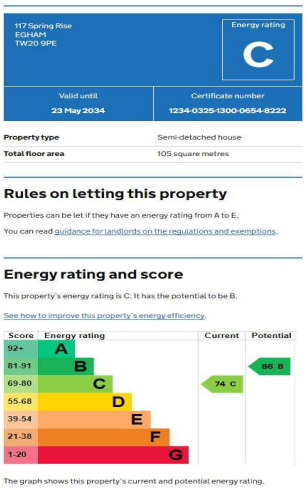


First Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



Total area: approx. 104.9 sq. metres (1128.8 sq. feet)


117 Spring Rise
EGHAM
TW20 9PE

Energy rating: C

Valid until: 23 May 2034

Certificate number: 1234-0325-1300-0654-8222

Property type	Semi-detached house
Total floor area	105 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 B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

REAR GARDEN: 25ft (7.62m) Low maintenance courtyard style garden with side gate

DRIVEWAY: Two car private drive.

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**

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