

NEVIN & WELLS

Residential

Established 2002



Helvellyn Close, Egham, Surrey, TW20 8JQ

£625,000 F/H



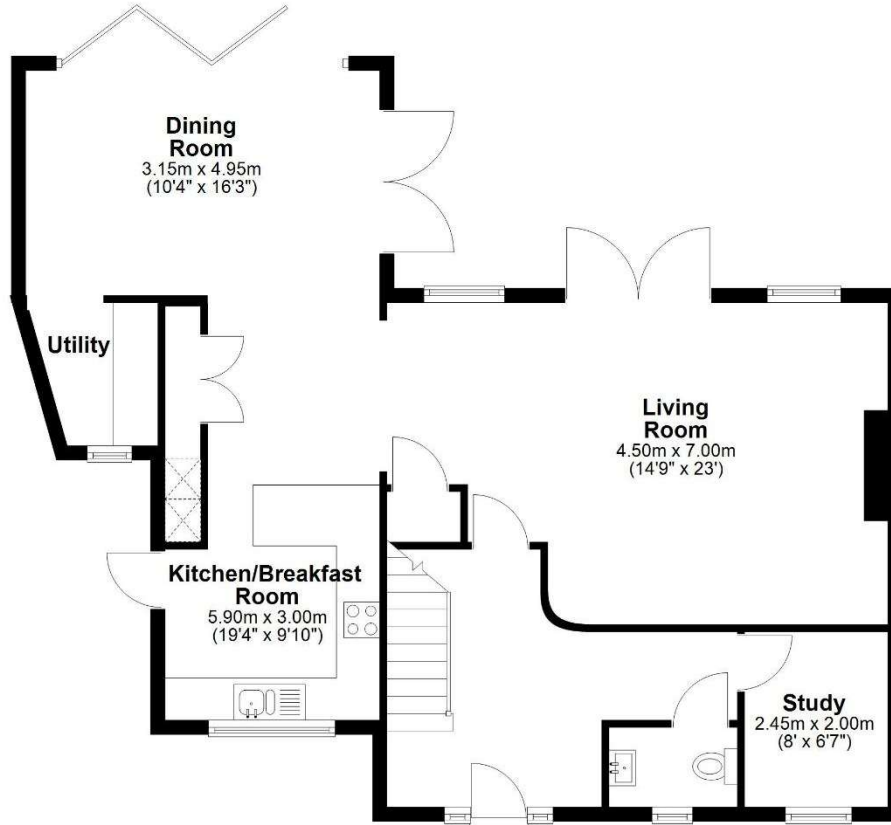
Situated within a quiet cul-de-sac is this four bedroom extended modern detached residence. Accommodation comprises entrance hallway, downstairs WC, open plan living/dining & kitchen area, separate utility room, first floor family bathroom, private rear garden and own driveway providing off street parking for two vehicles. Having been double storey extended by the current owners, this property remains an unfinished renovation, hence the asking price. An excellent opportunity for someone looking for a project. No onward chain

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FLOORPLAN

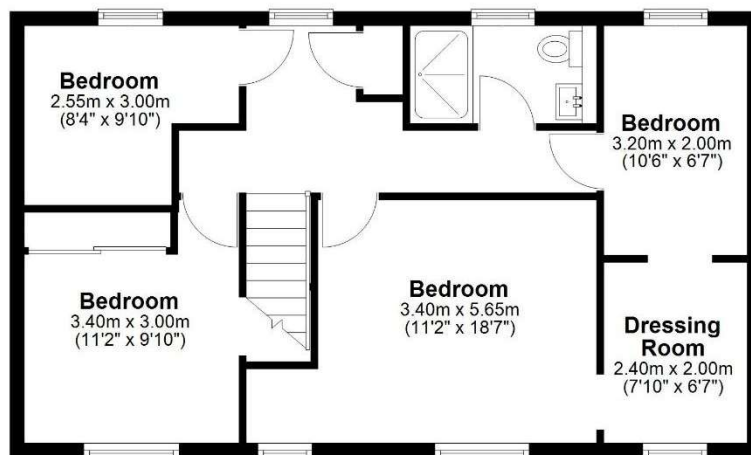
Ground Floor

Approx. 86.8 sq. metres (934.1 sq. feet)



First Floor

Approx. 61.2 sq. metres (659.2 sq. feet)



Total area: approx. 148.0 sq. metres (1593.3 sq. feet)

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

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EPC

7 Helvellyn Close EGHAM TW20 8JQ		Energy rating C
Valid until 19 April 2036	Certificate number 0330-2573-8640-2396-8155	

Property type	Detached house
Total floor area	140 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	74 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.