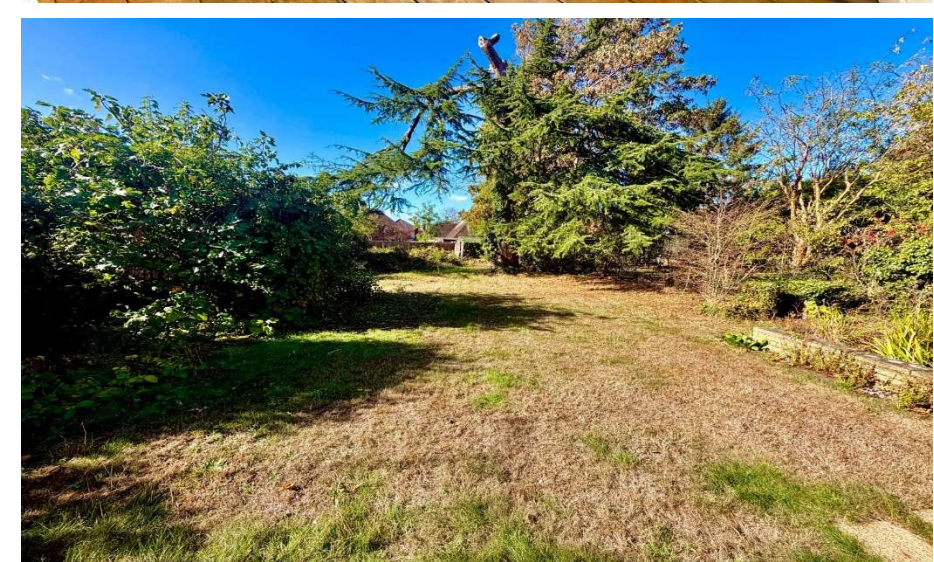


NEVIN — & — WELLS

Distinctive Homes

Established 2002



Manorcrofts Road, Egham, Surrey, TW20 9LU

£1,170,000 F/H

Manorcrofts Road, Egham, Surrey, TW20 9LU

Situated in the heart of Egham town centre is this rarely available six bedroom Victorian town house. Offering ample parking, versatile and spacious accommodation throughout, a large rear garden, garaging and planning permission has been granted for extension to side, plans available upon request. Further benefits include entrance lobby, four reception rooms, kitchen, downstairs WC, en-suite facilities and shower room. No onward chain

COUNCIL TAX
BAND:

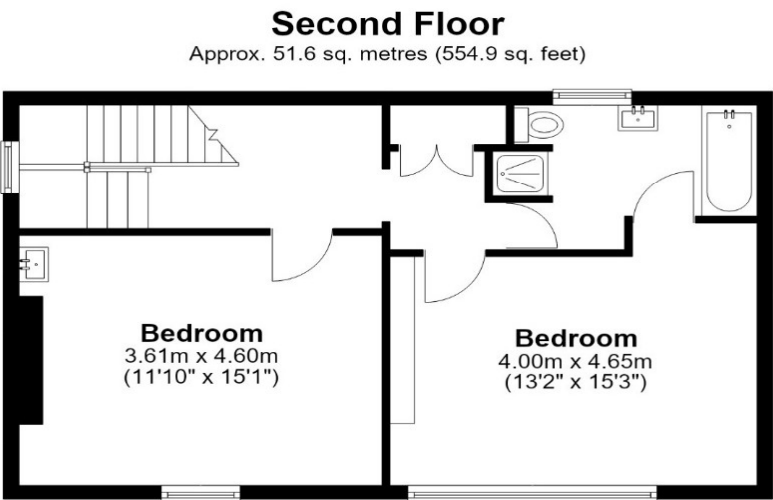
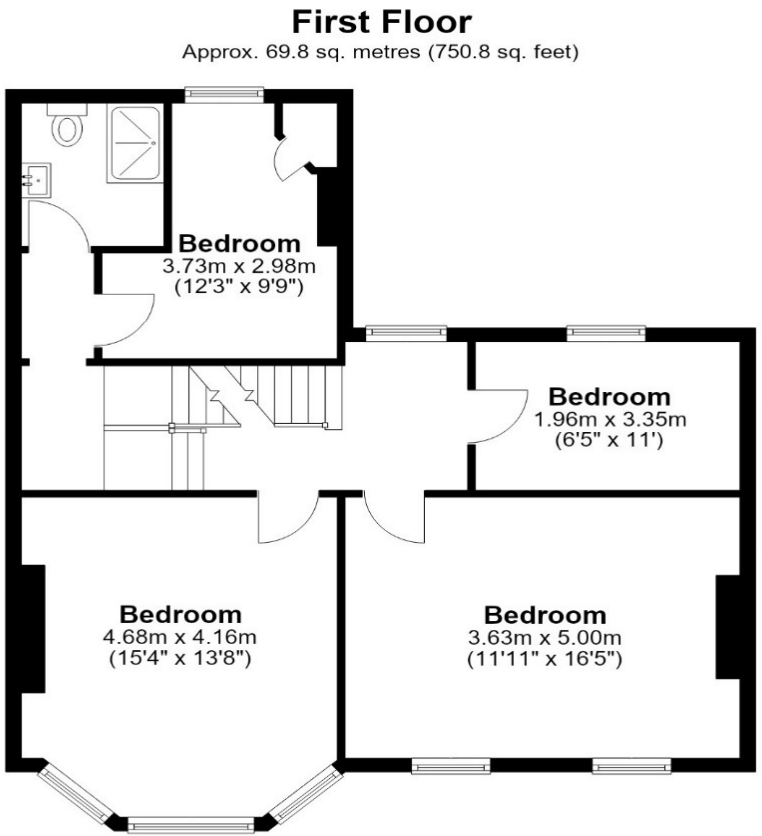
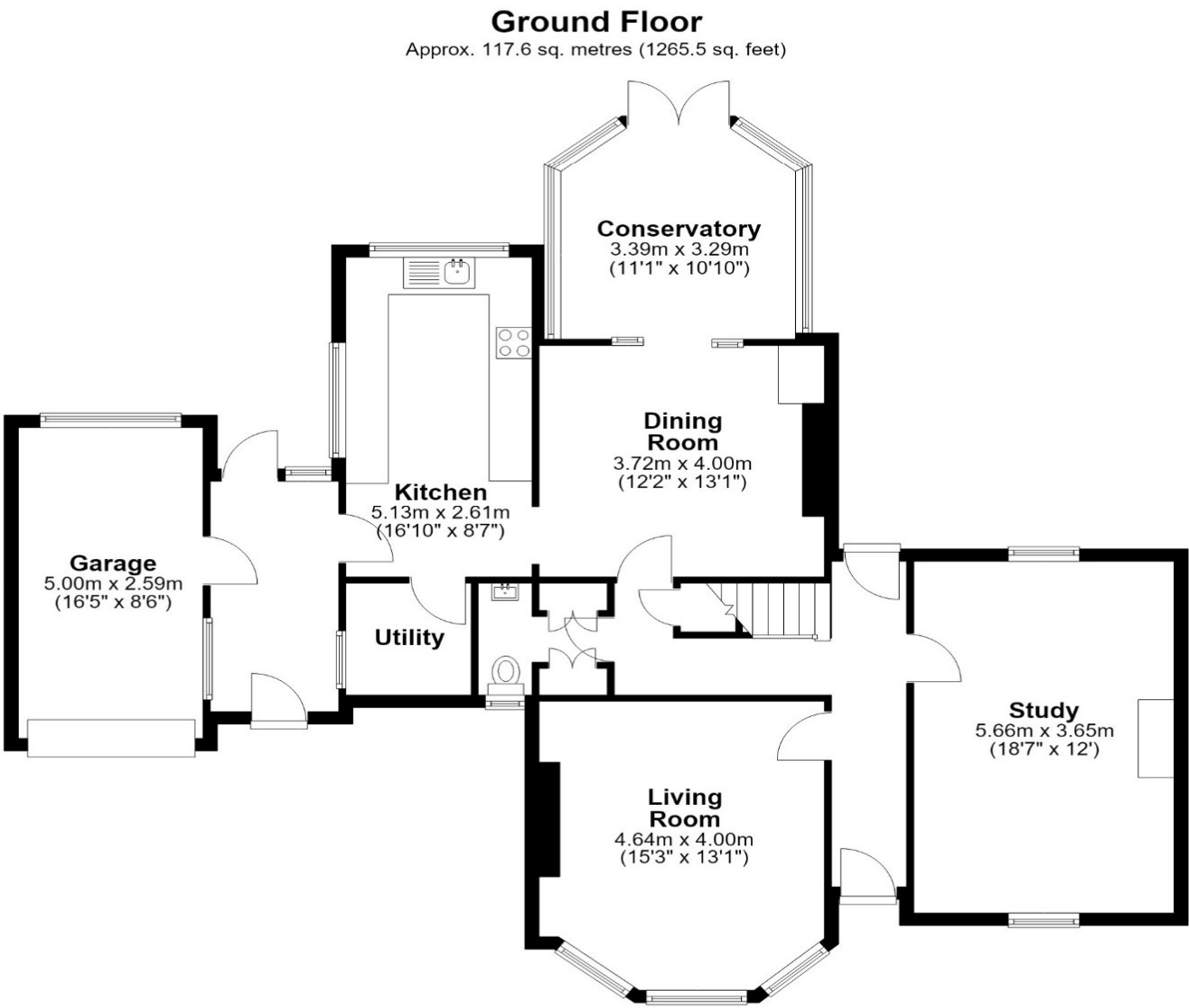
G – Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk



FLOOR PLAN



Total area: approx. 238.9 sq. metres (2571.3 sq. feet)

EPC

8 Manorcrofts Road EGHAM TW20 9LU		Energy rating E
Valid until 26 June 2032	Certificate number 2633-3017-6206-8182-7204	

Property type	Semi-detached house
Total floor area	226 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 E. 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		71 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

