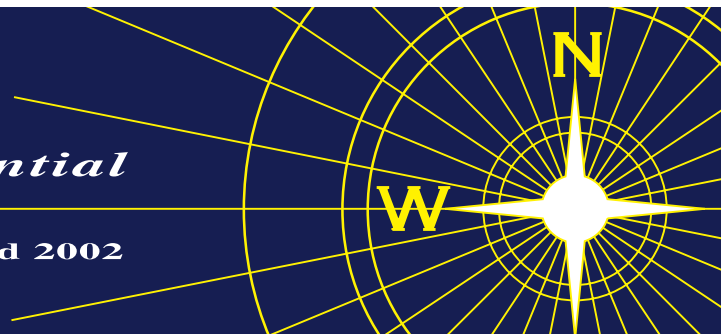




Thirlmere Close, Egham, TW20 8JS

O.I.E.O £550,000 F/H



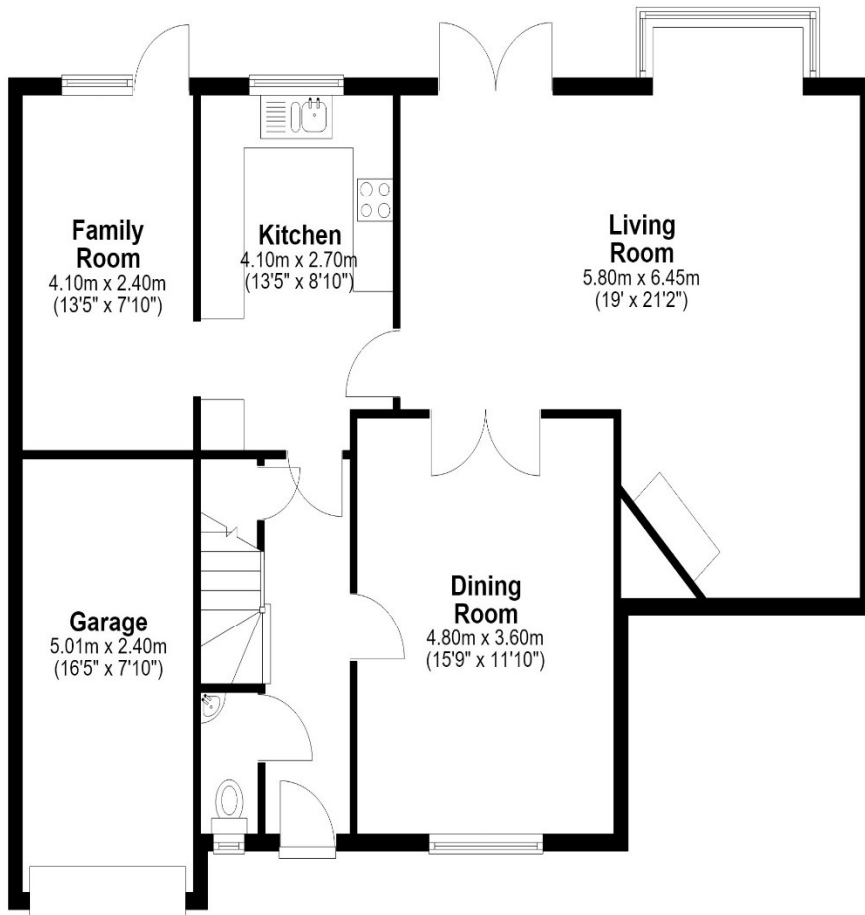
An extended four bedroom detached residence situated within a quiet cul-de-sac on the popular Sherwood Gardens development. Located within half a mile of local shops, fields, schools and public transport facilities. Accommodation comprises entrance hallway, downstairs WC, three reception rooms, kitchen,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

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FLOORPLAN

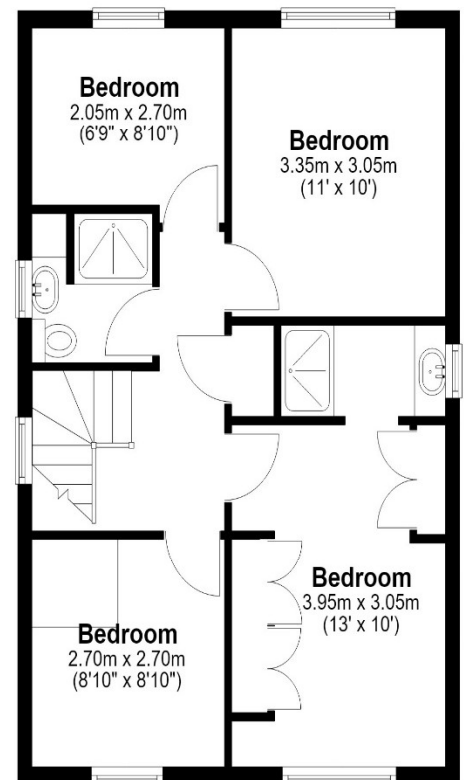
Ground Floor

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.

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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.