



Beechwood, 12 Heath Ridge Green, Cobham, KT11 2QJ £2,850 PCM Freehold

COBHAM OFFICE

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Quietly located detached home offering spacious family accommodation within walking distance of Oxshott station.

ENTRANCE HALL

Airing cupboard with hot water cylinder. Understairs cupboard.

SITTING ROOM

Stone fireplace, 2 aspects, doors to-

SNUG, T.V. ROOM

Double doors to garden, door to kitchen.

KITCHEN/BREAKFAST ROOM

Built in base and wall cupboards, granite effect work surfaces, inset sink built in fridge, separate freezer, Siemens double oven, Neff 4 ring ceramic hob with filter hood over Bosch dishwasher.

UTILITY ROOM

Washing machine.

BEDROOM THREE

Double aspect.

BEDROOM FOUR

Double aspect.

BATHROOM

Bath with shower attachment, wc, wash basin and heated towel rail.

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

Double aspect, fitted wardrobes.

BEDROOM TWO

Double aspect, fitted wardrobes.

SHOWER ROOM

Shower compartment, wc and wash basin.

OUTSIDE

Detached garage.

GARDENS

Front with in and out driveway providing ample parking. Rear, large garden mainly laid to lawn.

COUNCIL TAX

Band F - £2,795.54 for 2019/20.

Energy Performance Certificate

12, Heath Ridge Green, COBHAM, KT11 2QJ

Dwelling type:Detached bungalow

Reference number:8408-7326-5040-1854-9906

Date of assessment:04 June 2018

Type of assessment:RdSAP, existing dwelling

Date of certificate:04 June 2018

Total floor area:159 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 5,739

Over 3 years you could save

£ 2,685

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 522 over 3 years	£ 261 over 3 years	<div>You could save £ 2,685 over 3 years</div>
Heating	£ 4,800 over 3 years	£ 2,538 over 3 years	
Hot Water	£ 417 over 3 years	£ 255 over 3 years	
Totals	£ 5,739	£ 3,054	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

46

77

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 285
2 Room-in-roof insulation	£1,500 - £2,700	£ 1,314
3 Cavity wall insulation	£500 - £1,500	£ 432

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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A photograph of a bedroom interior. It features a large, white, built-in wardrobe with multiple doors and drawers. To the left of the wardrobe is a small desk with a white chair. The room has light-colored walls and a white ceiling with a simple light fixture.

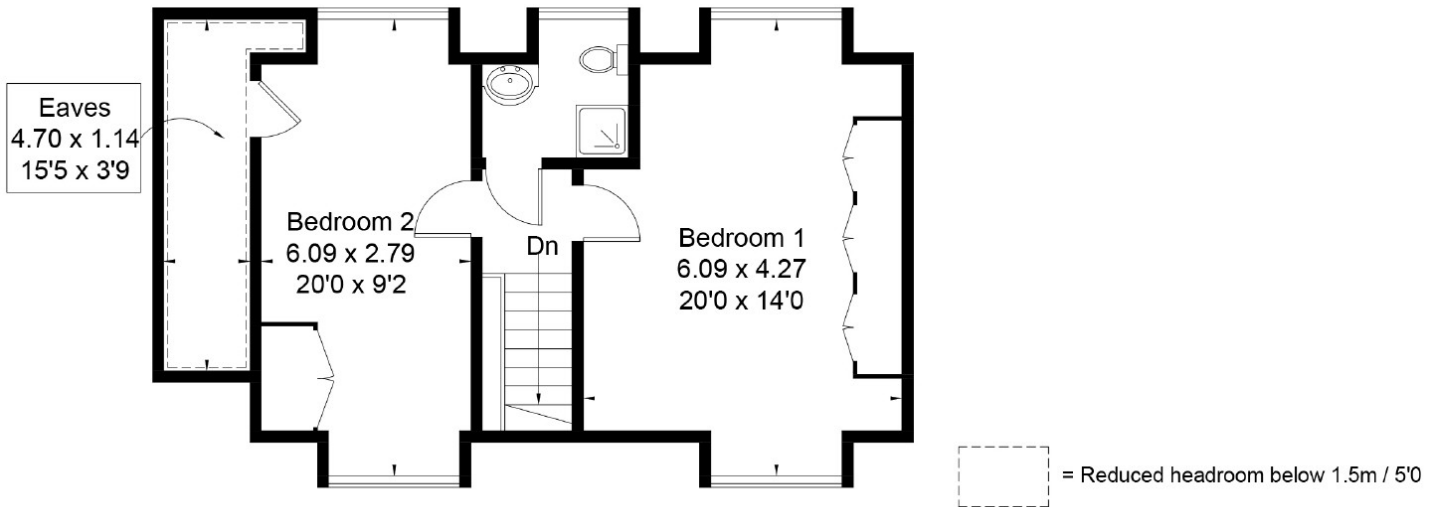
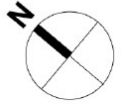
A photograph of a room with a red carpet. There are large windows on the left side, offering a view of a green garden. A white door is visible on the right. The room has white walls and a white ceiling with a light fixture.



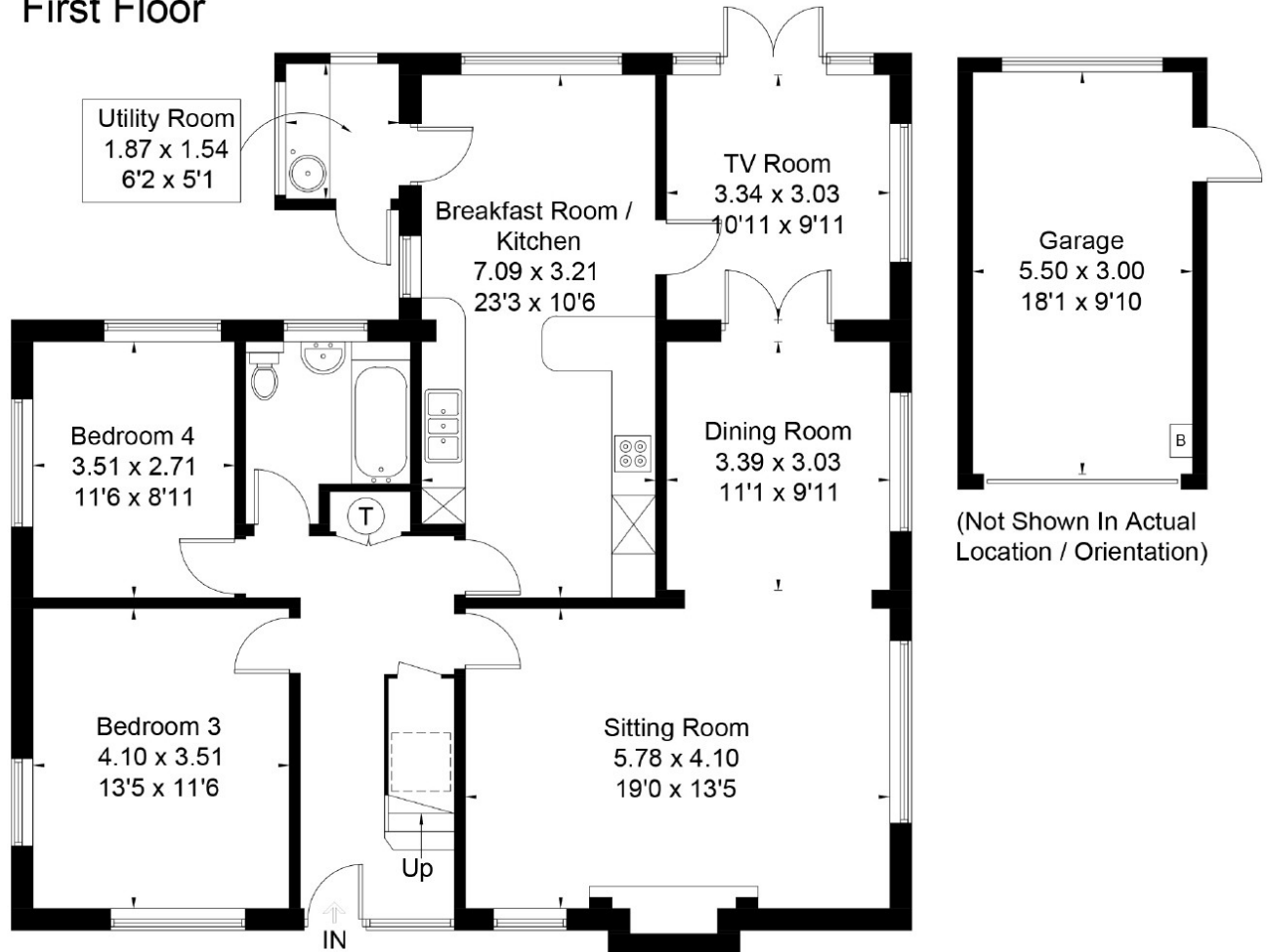
Approximate Floor Area = 165.1 sq m / 1777 sq ft

Garage = 16.5 sq m / 177 sq ft

Total = 181.6 sq m / 1954 sq ft



First Floor



Ground Floor

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