

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Offers in excess of £574,950



A marvellous and rare opportunity to acquire an extended three bedroom bungalow located in a much sought after location! This property has well proportioned living accommodation making it an ideal investment for professionals, families and investors who may want to develop the property further (STPP)

Viewing strictly by appointment with
Reinhardt Estate Agents
on 020 8756 0600



Three Bedroom semi-detached bungalow for sale!

Property Information

A marvellous and rare opportunity to acquire an extended three bedroom bungalow located in a much sought after location! This property has well proportioned living accommodation making it an ideal investment for professionals, families and investors who may want to develop the property further (STPP). This wonderful property comprises of a sizeable through lounge, a large fully fitted homely kitchen, reasonably sized conservatory, bedroom with ensuite shower room, two further ample sized bedrooms and a three-piece family bathroom. The house is beautifully presented internally in a traditional style with a modern twist. This property includes a number of features, including double glazed windows, gas central heating, fitted wardrobes and a attic/loft games room accessible via a wooden staircase. A large gravel driveway in the front of the house provides sufficient off street parking. The rear garden is a good size and features a lawn bordered by shrubs.

Local amenities

The property is located minutes away from Pinkwell Park, William Byrd Park, Harlington Sports centre, Pinkwell Primary school, Harlington High School, Cranford Park Academy, Harlington library and Asda superstore. The property is in close proximity to Heathrow Airport and Hayes & Harlington Railway Station. The M4 and A312 allow easy access into Windsor, Harrow and Central London. Regular bus services operate very nearby offering routes to surrounding districts including Heathrow Airport. Hayes & Harlington Railway Station is located approximately half a mile away offering routes into Paddington, London. The station will also benefit from the highly anticipated Crossrail link in the near future.

Additional Information

EPC Rating = D Council Tax = D Tenure = Freehold



Energy performance certificate (EPC)

15, Waverley Close HAYES UB3 4AJ	Energy rating <div>D</div>	Valid until: 5 October 2024 Certificate number: 0468-7920-7200-2584-6950
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Property type

Semi-detached bungalow

Total floor area

78 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated at rafters	Average
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 216 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 3.2 tonnes of CO₂

This property's potential production 1.3 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (65) to B (84).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£114
2. Floor insulation	£800 - £1,200	£57
3. Solar water heating	£4,000 - £6,000	£30
4. Solar photovoltaic panels	£9,000 - £14,000	£258

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency.\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£793
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Potential saving	£200
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	11255 kWh per year
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Water heating	2093 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	2545 kWh per year
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You might be able to receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Pushpinder Khabra
Telephone	07881 951 022
Email	pskhabra@hotmail.com

Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER006012
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	6 October 2014
Date of certificate	6 October 2014
Type of assessment	RdSAP
