



40 Clarence Street, Egham, TW20 9QY

£825,000

## 40 Clarence Street, Egham, TW20 9QY

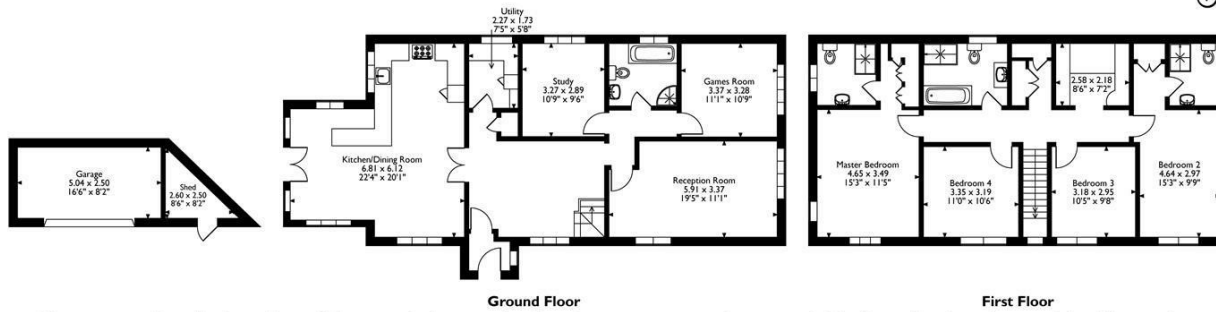
This beautifully refurbished 2,200 Square Foot four/five bedroom detached house is situated on a corner plot in central Egham, about a 10 minute walk from the main shops and train station (Waterloo approx. 40 minutes).

The accommodation is well laid out including a massive Entrance Hall, large L-shaped Kitchen/Dining/Family Room, separate Living Room, Study, 5th Bedroom with bathroom next to it, so ideal for an older relative, whilst upstairs is a further family bathroom a snug/second office and four Double Bedrooms, two of which have En Suite Wet Rooms. There is good off road parking, including a secluded space behind the garden with electric gate. There is also an excellent outside building, ideal as a store and security is handled with a burglar alarm and CCTV. This property is an ideal family home with the majority of the works carried out over the last 4-5 years, with a boiler less than 2 years old. Viewings highly recommended. EPC Rating: C.



# Floor Plan

40 Clarence Street, Egham, Surrey  
 Approximate Gross Internal Area  
 Main House = 205 Sq M/2206 Sq Ft  
 Garage = 16 Sq M/172 Sq Ft  
 Total = 221 Sq M/2378 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Features

- Five Bedroom Detached House
- Massive Entrance Hall
- Study + Upstairs Office/Snug
- Gas Central Heating/D' Glazing
- Off Road Parking
- Four Bathrooms (2 En Suite)
- Living Room
- Kitchen/Dining/Family Room
- Alarm & CCTV
- Corner Plot

