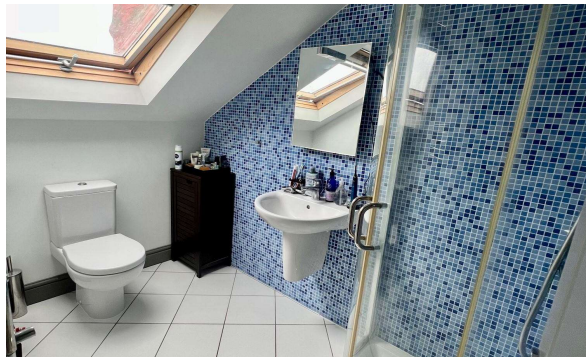
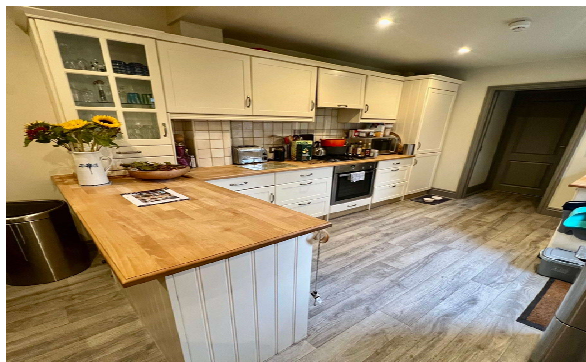




Clarence Street, Surrey, TW20 9QY

£625,000 Freehold



An excellent example of a four bedroom Victorian semi-detached home. Situated on three levels. The accommodation comprises of two receptions, two bathrooms, one en-suite, gas central heating, double glazed windows, private rear garden and potential for off street parking (subject to local authority approval). The property is located in central Egham, close to the station and High Street. **NO ONWARD CHAIN.**

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Double glazed door to side of property.

LOUNGE: **4.11m x 3.35m (13'6" x 11')** Radiator, wood effect vinyl flooring, built-in Morso multi-fuel stove, built-in storage cupboards. Double glazed bay window to front with fitted tilt / slide blinds.

DINING ROOM: **4.22m x 4.11m (13'6" x 13'6")** Radiator, coved cornice ceiling, stairs to first floor. Double glazed window to rear. Open plan into:-

KITCHEN: **2.89m x 2.70m (9'6" x 8'10")** Range of cream Shaker style base and eye level units, wood block worktops, part tiled walls, concealed lighting, wood effect vinyl flooring. Neff stainless steel electric oven and four ring gas hob, extractor filter, integrated fridge / freezer. Ceramic white single bowl single drainer sink unit with chrome mixer tap, integrated dish washer. Double glazed window and door to side. Stripped Pine door into:-

LOBBY: Wall mounted Worcester Bosch gas combi boiler, space for washing machine. Double glazed window to side. Stripped Pine internal door into:-

BATHROOM: **2.49m x 2.44m (8'2" x 8')** White suite comprising low level W.C with concealed flush, wash hand basin, panel bath with central chrome mixer tap, ladder radiator, part tiled walls, ceramic tiled floor, tiled shower cubicle housing chrome mixer shower, extractor fan. Frosted double glazed window to rear.

FIRST FLOOR LANDING: Doors into bedrooms two, three and four.

BEDROOM TWO: **4.11m x 3.55m (13'6" x 11')** Two radiators, coved cornice ceiling, wood effect vinyl flooring. Two double glazed windows to front with tilt / slide blinds.

BEDROOM THREE: **4.01m x 2.74m (13'2" x 9')** Radiator, coved cornice ceiling, built-in double wardrobe. Double glazed window to rear.

BEDROOM FOUR: **3.05m x 2.33m (10' x 7'8")** Radiator, coved cornice ceiling, under stairs storage cupboard. Double glazed window to rear.

SECOND FLOOR:

BEDROOM ONE: **5.89m x 4.06m (19'4" x 13'4" maximum)** Radiator, wood effect vinyl flooring, eaves storage, dual aspect double glazed windows to front and rear. Double glazed door with Juliette balcony. Internal door into:-

EN-SUITE SHOWER: **2.49m x 1.52m (8'2" x 5')** White suite comprising low level W.C, wash hand basin, glass shower cubicle housing chrome mixer shower, part tiled walls, ceramic tiled floor, extractor fan. Double glazed Velux ceiling window.

OUTSIDE

REAR GARDEN: **10.06m (33')** Paved patio, lawn, covered pergola, outside tap, brick shed with light and power, various flowers and shrubs, side access gate. West facing.

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FRONT GARDEN:

Mainly paved with dwarf brick wall to front.

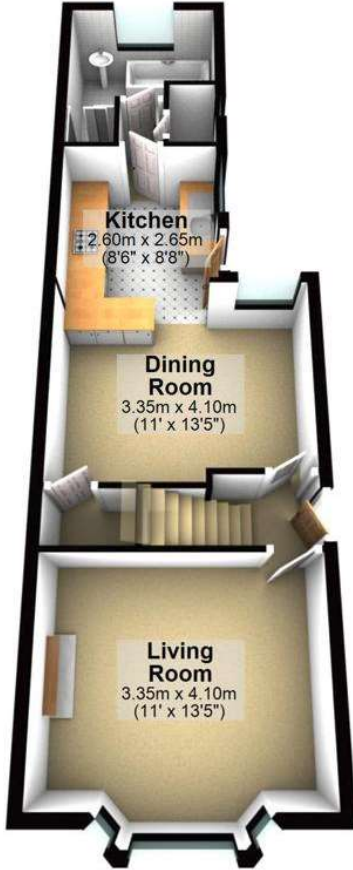
VIEWING:

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

FLOOR PLAN

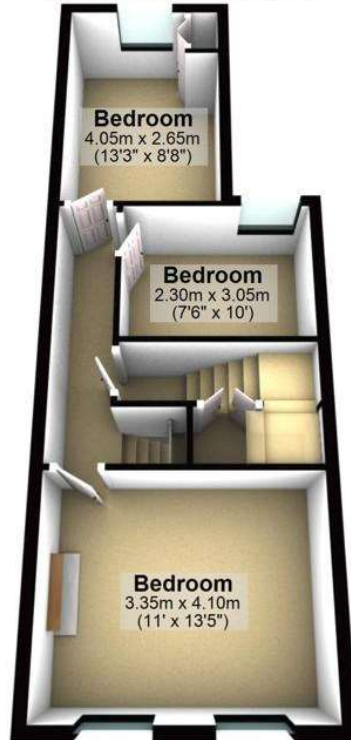
Ground Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Second Floor

Approx. 23.3 sq. metres (251.0 sq. feet)



Total area: approx. 113.6 sq. metres (1222.5 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

Clarence Street, Egham, Surrey, TW20 9QY

EPC

Energy performance certificate (EPC)			
71 Clarence Street EGHAM TW20 9QY	Energy rating	Valid until:	21 September 2033
	D	Certificate number: 0150-2982-8116-2927-9421	

Property type: Semi-detached house

Total floor area: 113 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](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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

