



Strode Street, Egham, Surrey, TW20 9BT

£560,000 Freehold



An absolutely stunning extended Victorian semi-detached residence, which has undergone complete renovation by the current owners. Located in the heart of Egham town centre just yards from High Street amenities, The Magna Square development, Runnymede Meadow and Egham mainline train station. Benefits include own driveway, attached garage, a beautifully landscaped 70ft private rear garden, entrance porch, through lounge/dining room, fitted kitchen, utility room, downstairs W.C, two double bedrooms and a first floor luxury family bathroom suite. Opportunity to extend into the loft area and to side (subject to planning permission).

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Main door to:

ENTRANCE PORCH:

Coved ceiling, coir matting, side aspect double glazed window and door to:

LOUNGE/DINING ROOM:

7.38m x 3.95m (24'3 x 13') Coved ceiling, ceiling roses, dado rail and feature cladding effect walls, wooden decorative radiator covering, built in storage cupboards and shelving, feature coal effect gas fire with limestone surround and mantle, stairs to first floor, rear aspect double glazed French doors to garden and door to:

KITCHEN/BREAKFAST ROOM:

5.90m x 2.85m (19'4 x 9'4) Comprising eye and base level units with stone work surfaces, one and half bowl drainer unit with mixer tap, fitted dishwasher, fitted double oven, fitted hob with extractor over, built in fridge/freezer, radiator, solid oak flooring side and rear aspect double glazed windows and rear aspect double glazed stable door.

FIRST FLOOR LANDING:

Access to loft (fully boarded), coved ceiling, dado rail, radiator, wooden decorative radiator covering, hand rail and balustrading.

BEDROOM ONE:

3.95m x 3.25m (13' x 10'8) Coved ceiling, picture rail, built in wardrobes, radiator, fitted carpet and front aspect double glazed window.

BEDROOM TWO:

4.03m x 2.05m (13'3 x 6'9) Coved ceiling, radiator, fitted carpet.

LUXURY BATHROOM SUITE:

Four piece suite comprising tile enclosed bath with shower attachment and separate shower cubicle with power shower, pedestal wash hand basin with low level W.C, heated towel rail/radiator, under floor heating, part tiled walls, tiled flooring and rear aspect double glazed window.

UTILITY ROOM:

2.60m x 1.50m (8'6 x 4'11) Comprising eye and base level unit with work surface, one and half bowl sink drainer unit with mixer tap, space for appliances, part tiled walls, rear aspect double glazed window.

DOWNSTAIRS W.C:

Comprising low level and timber clad wall, vinyl flooring and rear aspect double glazed window.

ATTACHED GARAGE:

Comprising up and over door with power and lighting and boarded loft storage with pull down ladder.

OUTSIDE

REAR GARDEN:

Approximately 70ft. Patio area, lawn area, external tap, external lighting, pergola, raised timber flower beds, well established flower, shrub and tree borders and enclosed by panel fencing. Shed with power.

COUNCIL TAX BAND:

D - Runnymede Borough Council

VIEWINGS:

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



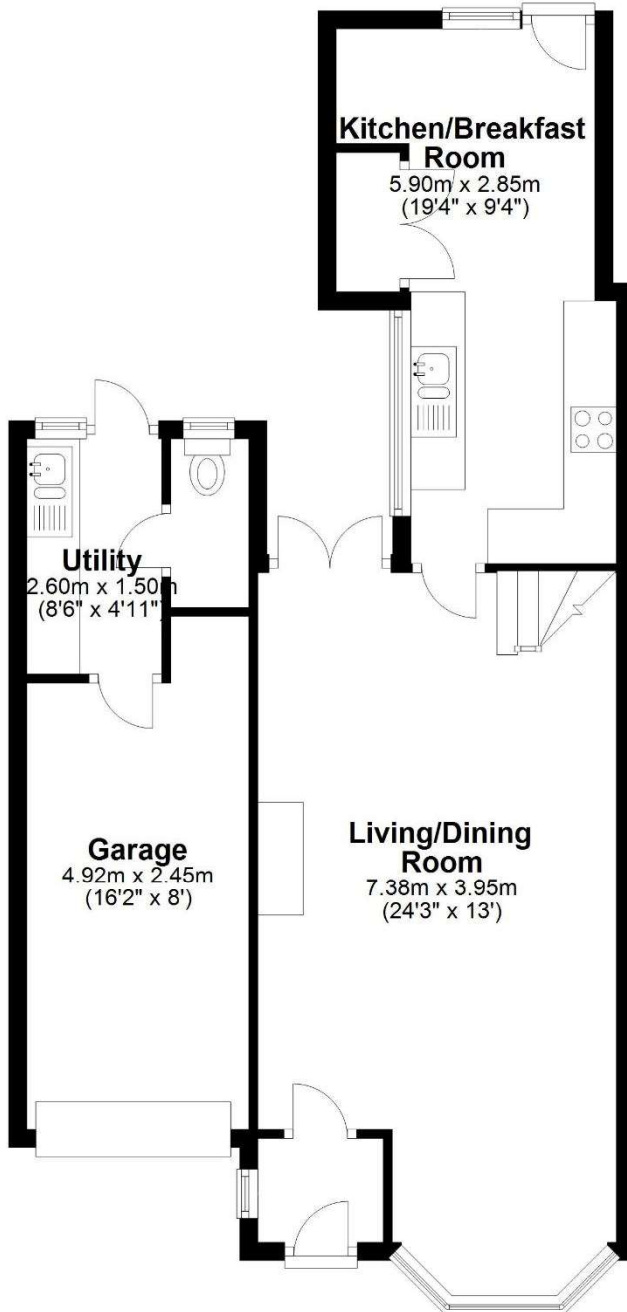
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FLOORPLAN

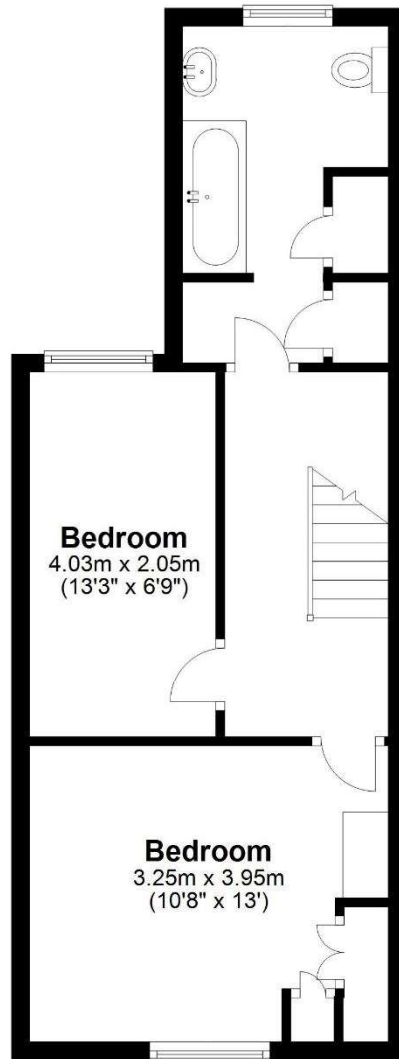
Ground Floor

Approx. 64.1 sq. metres (689.5 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Total area: approx. 101.9 sq. metres (1096.6 sq. feet)

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

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EPC

Energy performance certificate (EPC)			
13, Strode Street EGHAM TW20 9BT	Energy rating	Valid until:	27 February 2034
	D	Certificate number: 1500-2332-0822-1329-3243	

Property type	Semi-detached house
Total floor area	84 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 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

