



Clarence Street, Egham, TW20 9QY

£573,000 Freehold



A very well presented and deceptively spacious three bedroom, three reception Victorian end terrace property, located in the heart of Central Egham. This spacious home is situated minutes from Egham mainline train station, new Magna Square development and High Street amenities. The accommodation comprises entrance hall, open plan kitchen/diner, family shower room, large rear garden and own drive. The property also offers potential to extend/loft convert (subject to planning permission).

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- ENTRANCE PORCH:** Recessed with composite double glazed main door to:
- ENTRANCE HALLWAY:** Radiator, stairs to first floor and doors to all rooms.
- LIVING ROOM:** Picture rail, feature fireplace, radiator, stripped and polished wooden floorboards and front aspect double glazed bay window with bespoke shutter blinds.
- DINING ROOM:** Coved ceiling, under stair storage cupboard, radiator, double glazed doors to side conservatory/reception room, rear aspect double glazed window and open plan to:
- FITTED KITCHEN:** Comprising eye and base level units with rolled edge work surfaces, fitted oven, hob and extractor over, stainless steel drainer unit with mixer tap, space for other appliances, part tiled walls, tiled flooring, side access double glazed window, side aspect double glazed door to garden.
- FAMILY ROOM:** Exposed brick walls, laminate wood flooring, front aspect double glazed windows and front aspect double glazed French doors, rear aspect double glazed windows and rear aspect double glazed door to garden.
- LUXURY SHOWER ROOM:** Comprising separate shower cubicle with power shower, vanity enclosed wash hand basin, concealed low level W.C, heated towel rail, part tiled walls, tiled flooring and rear aspect opaque double glazed window.
- FIRST FLOOR LANDING:** Access to loft, radiator, laminate wood effect flooring and doors to all rooms.
- BEDROOM ONE:** Over stair storage cupboard, radiator, feature fireplace, laminate wood flooring and front aspect double glazed windows with bespoke shutter blinds.
- BEDROOM TWO:** Original feature fireplace, radiator, laminate wood effect flooring and rear aspect double glazed window.
- BEDROOM THREE:** Radiator, laminate wood effect flooring and rear aspect double glazed window.

OUTSIDE

- SOUTH FACING REAR GARDEN:** Patio area, raised flower beds, well established flower, shrub and tree borders, timber shed, external lighting, external tap and enclosed by panel fencing.
- 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

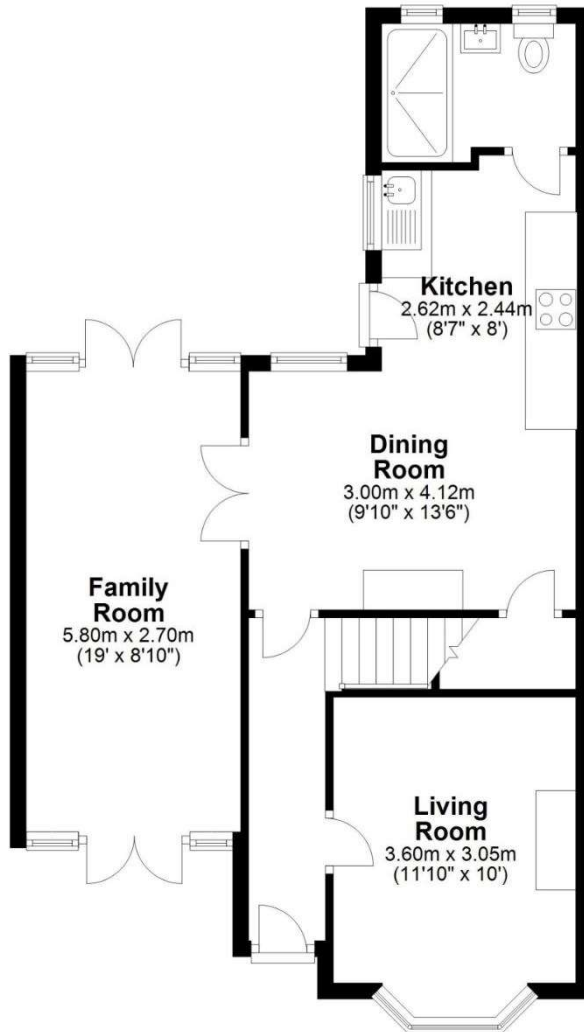


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FLOORPLAN

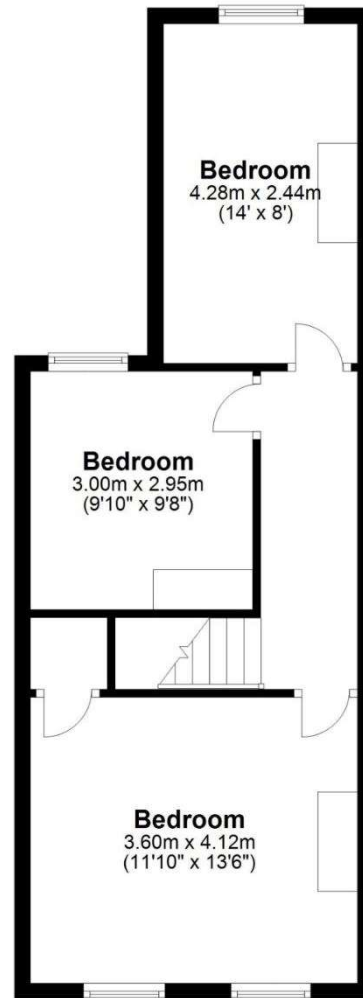
Ground Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.2 sq. feet)



Total area: approx. 101.1 sq. metres (1088.6 sq. feet)

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

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EPC

66 Clarence Street EGHAM TW20 9QY		Energy rating D
Valid until 18 April 2034	Certificate number 1634-8124-1300-0518-7292	

Property type End-terrace house

Total floor area 85 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](#).

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](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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