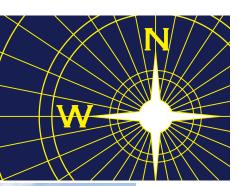


Residential

Established 2002





Clarence Street, Egham, Surrey, TW20 9RL

£535,000 F/H









An absolutely stunning two double bedroom extended Victorian semi-detached residence with off street parking, detached garage and two bathrooms. Situated in central Egham and located within just yards of High Street amenities and mainline train station. Accommodation comprises entrance hallway, two reception rooms, ground floor shower room, first floor luxury bathroom, fitted kitchen and approx. 70ft private rear garden.







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Covered entrance with double glazed wooden door to:-

**ENTRANCE HALLWAY:** Stairs to first floor, wooden floor and doors to all rooms.

LOUNGE: Picture rail, feature open cast iron fireplace with wooden surround and granite

hearth, radiator, wooden floor and front aspect triple glazed window with fitted

wooden window shutters.

**<u>DINING ROOM:</u>** Radiator, wooden floor and rear aspect double glazed window. Under stairs

storage cupboard and opening to:-

MODERN FITTED Comprising eye and base level units with rolled edged work surfaces, built-in fridge

<u>KITCHEN:</u> / freezer, dishwasher and washing machine, extractor hood, range cooker, part tiled

walls, radiator tile effect laminate flooring, side and rear aspect double glazed

windows, side aspect double glazed door to garden and door to:-

GROUND FLOOR Comprising double shower cubicle with power shower and tiled all-round, low-

**SHOWER ROOM:** level W.C, pedestal wash hand basin, extractor fan, heated towel rail and tiled

flooring.

**FIRST FLOOR LANDING:** Access to loft, newly fitted carpet and doors to all rooms.

**BEDROOM ONE:** Picture rail, radiator, newly fitted carpet and front aspect triple glazed window with

fitted wooden window shutters.

BEDROOM TWO: Radiator, fitted carpet, built-in double cupboard and rear aspect double glazed

window.

FIRST FLOOR FAMILY

**BATHROOM:** 

White four piece suite comprising modern double ended freestanding bath with shower attachment, separate shower cubicle with power shower and tiled all round,

low level W.C, vanity enclosed wash hand basin, radiator, tiled flooring, part tiled

walls and rear aspect opaque double glazed window.

**OUTSIDE** 

**REAR GARDEN** 70ft (approximately) Patio area, lawn area, external tap, external lighting, well

(EASTERLY ASPECT): established flower and shrub borders and pathway leading to:-

**DETACHED GARAGE:** Roller door, rear aspect double glazed window, rear aspect double doors onto

patio, power and light and loft storage.

FRONT: Pathway to main entrance and gated side access to rear.

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



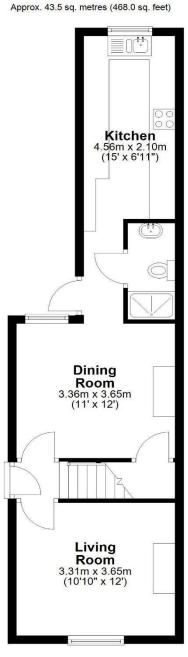
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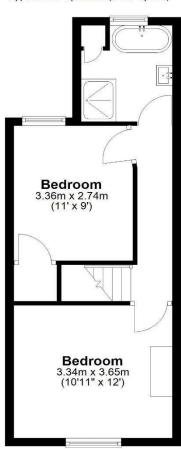
#### **FLOORPLAN**

First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)







**Garage**Approx. 20.2 sq. metres (217.7 sq. feet)



Total area: approx. 97.5 sq. metres (1049.4 sq. feet)

### Clarence Street, Egham, Surrey, TW20 9RL

#### **EPC**



## Rules on letting this property

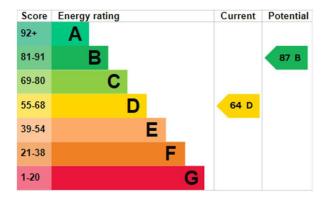
Properties can be let if they have an energy rating from A to E.

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.



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