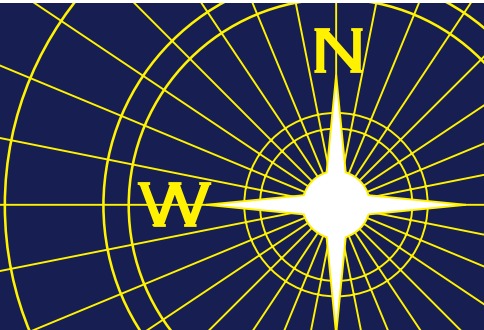




**Strode Street, Egham, Surrey, TW20 9BU**

**£290,000 L/H**



A well presented two double bedroom split level maisonette with garage in block, situated in a no through road. This spacious property offers two reception rooms, gloss white kitchen, modern white bathroom, full double glazing, replacement electric heating, built-in wardrobes and communal parking. Access to Egham Station and Magna Square with shops/restaurants and Everyman Cinema are within a ten minute walk. Runnemede National Trust Meadow is a two minute walk away and stunning walks along the towpath.

**Strode Street, Egham, Surrey, TW20 9BU**

Double glazed front door into:-

**LOBBY:**

Cupboard housing electric meter and fuse board. Stairs to first floor.

**FIRST FLOOR  
LANDING:**

Coat cupboard. Double glazed window to side, wood block flooring. Door into:-

**LOUNGE:**

Wall mounted electric Dimplex storage heater, coved cornice ceiling, polished wood block flooring. Double glazed window to front. Doorway into: -

**DINING ROOM:**

Wall mounted electric storage heater, coved cornice ceiling, polished wood block flooring. Double glazed window and door to rear.

**BALCONY:**

Wooden base, railing surround and suitable seating.

**KITCHEN:**

Range of gloss white base and eye level units, laminate work surfaces, built-in electric oven and hob, part tiled walls, space for dishwasher, washing machine and fridge freezer, stainless steel sink with chrome mixer tap. Double glazed window to side.

**SECOND FLOOR  
LANDING:**

Wall mounted Dimplex electric storage heater, airing cupboard, hatch to loft. Double glazed window to side.

**BEDROOM ONE:**

Wall mounted Dimplex electric convactor heater, coved cornice ceiling, built-in wardrobe, storage cupboard. Double glazed window to front.

**BEDROOM TWO:**

Wall mounted Dimplex electric convactor heater, built-in wardrobe. Double glazed window to front.

**BATHROOM:**

White suite comprising low level W.C, pedestal wash hand basin in vanity unit, panel bath with chrome mixer shower over, fully tiled walls, electric chrome towel rail, ceramic tiled floor. Frosted double glazed window to side.

**OUTSIDE**

**COMMUNAL  
GARDENS:**

Neatly kept gardens to front and rear.

**SERVICE CHARGE:**

£500 per annum (awaiting written confirmation).

**GROUND RENT:**

£16 per annum (awaiting written confirmation).

**LEASE:**

938 years (awaiting written confirmation).

**COUNCIL TAX BAND:**

C – Runnymede Borough Council

**VIEWINGS:**

By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

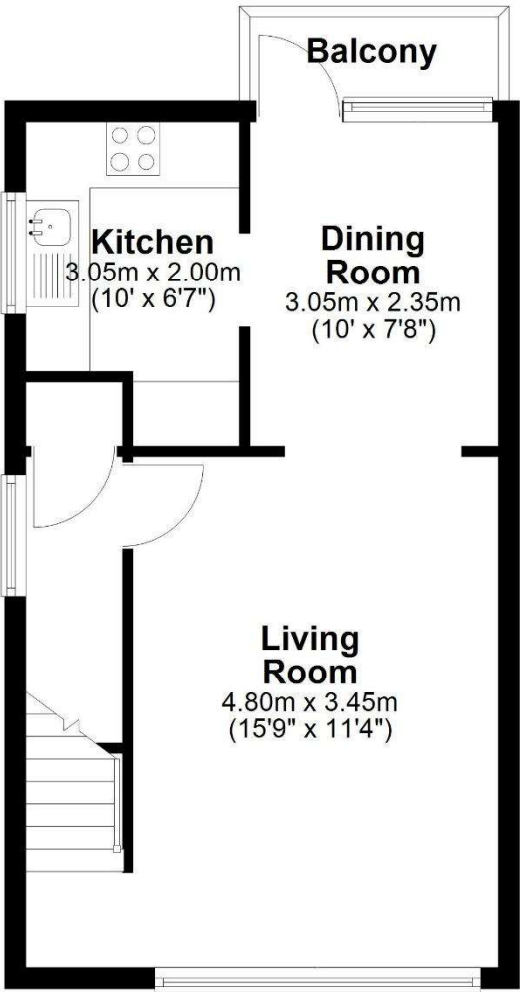


Strode Street, Egham, Surrey, TW20 9BU

FLOORPLAN

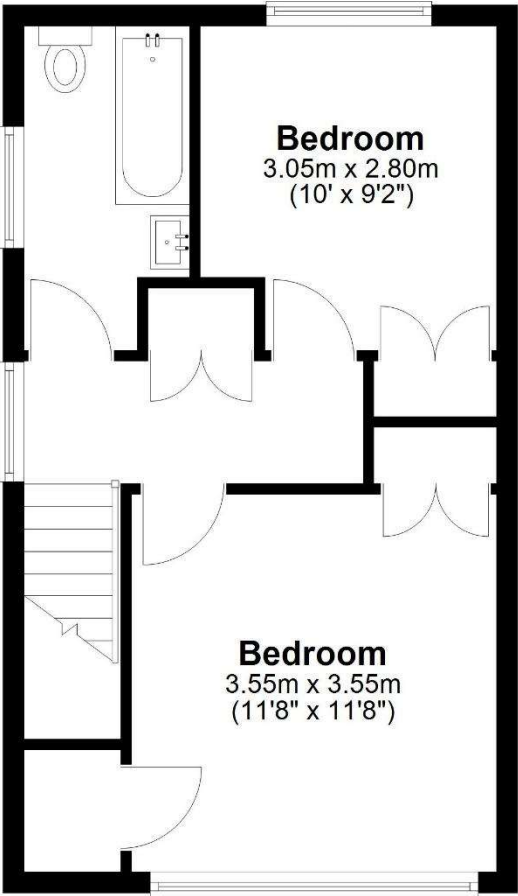
**Ground Floor**

Approx. 35.5 sq. metres (381.9 sq. feet)  
(excluding Balcony)



**First Floor**

Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 71.3 sq. metres (767.6 sq. feet)

Strode Street, Egham, Surrey, TW20 9BU

## EPC

|                                                           |                                                       |                           |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------|
| 17 Mandeville Court<br>Strode Street<br>EGHAM<br>TW20 9BU |                                                       | Energy rating<br><b>E</b> |
| Valid until<br><b>30 March 2036</b>                       | Certificate number<br><b>6136-2727-5600-0339-0276</b> |                           |

Property type Top-floor maisonette

Total floor area 71 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 E. It has the potential to be C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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