

WINDLEBROOK
Estates



Clarence Street, Egham
£465,000



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This attractive Victorian end-of-terrace home combines period character, well-proportioned accommodation and an unusually generous rear garden. The property is approached through a side entrance, opening into a hallway with stairs to the first floor and access to both reception rooms.

At the front is a welcoming sitting room featuring a bay window, exposed timber floorboards, a coved ceiling and a cast-iron fireplace. The second reception room offers a versatile space for dining, entertaining or everyday family living, with further timber flooring and useful storage beneath the stairs.

Positioned towards the rear is a fitted kitchen with integrated cooking appliances and access to the side of the property. A separate utility area provides additional space for household appliances and leads through to the ground-floor bathroom.

Upstairs are two well-proportioned double bedrooms, one of which benefiting from built-in storage. The landing also provides access to the loft, which may offer scope for conversion subject to the necessary permissions and professional advice.



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The rear garden is a particularly impressive feature. Extending to approximately 70ft and enjoying a westerly aspect, it provides an excellent setting for relaxing, entertaining and enjoying the afternoon and evening sunshine.

Key Features

- Victorian end-of-terrace home
- Two double bedrooms
- Two separate reception rooms
- Bay-fronted sitting room
- Cast-iron fireplace and timber flooring
- Fitted kitchen and separate utility area
- Modern ground-floor bathroom
- Approximately 70ft west-facing rear garden
- Potential loft conversion, subject to consent
- Excellent position for Egham station and town centre



FLOOR PLAN

Approx. total floor area 670 sq ft (62.2 sq m)

GROUND FLOOR

403 sq ft (37.4 sq m) approx.



FIRST FLOOR

267 sq ft (24.8 sq m) approx.



All measurements are approximate. Floor plan for identification purposes only and not to scale.



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Clarence Street is particularly well positioned for buyers who require straightforward access to the railway, with Egham mainline station within easy walking distance.

The station provides regular rail services towards London Waterloo, making the property an excellent option for commuters and those wishing to remain well connected without relying on a car for everyday travel.

Egham town centre is also close at hand, with Magna Square providing a modern collection of restaurants, cafés and leisure facilities, including Everyman Cinema. A wider selection of shops, supermarkets and everyday services can be found throughout the town centre.

The property is also conveniently located for Royal Holloway, local schools and road connections including the M25, A30 and M3. The neighbouring areas of Englefield Green, Virginia Water, Windsor and Staines-upon-Thames are all readily accessible.

Additional Information

Property type: Victorian end-of-terrace house

Bedrooms: Two

Reception rooms: Two

Approximate floor area: 670 sq ft / 62.2 sq m

Rear garden: Approximately 70ft

Garden aspect: West facing

Heating: Gas central heating

Council tax band: D

Local authority: Runnymede Borough Council

Any potential loft conversion or alteration would be subject to planning permission, building regulations approval and any other necessary consents. Prospective purchasers should make their own enquiries.