

# NEVIN & WELLS

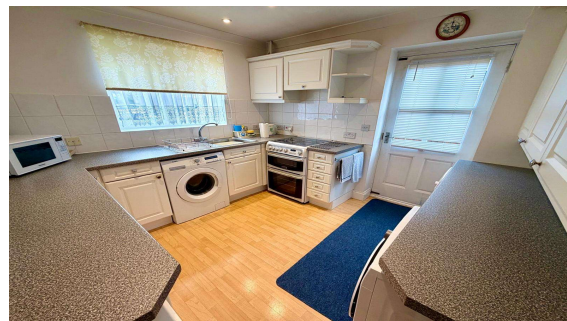
*Residential*

Established 2002



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

**£520,000 F/H**



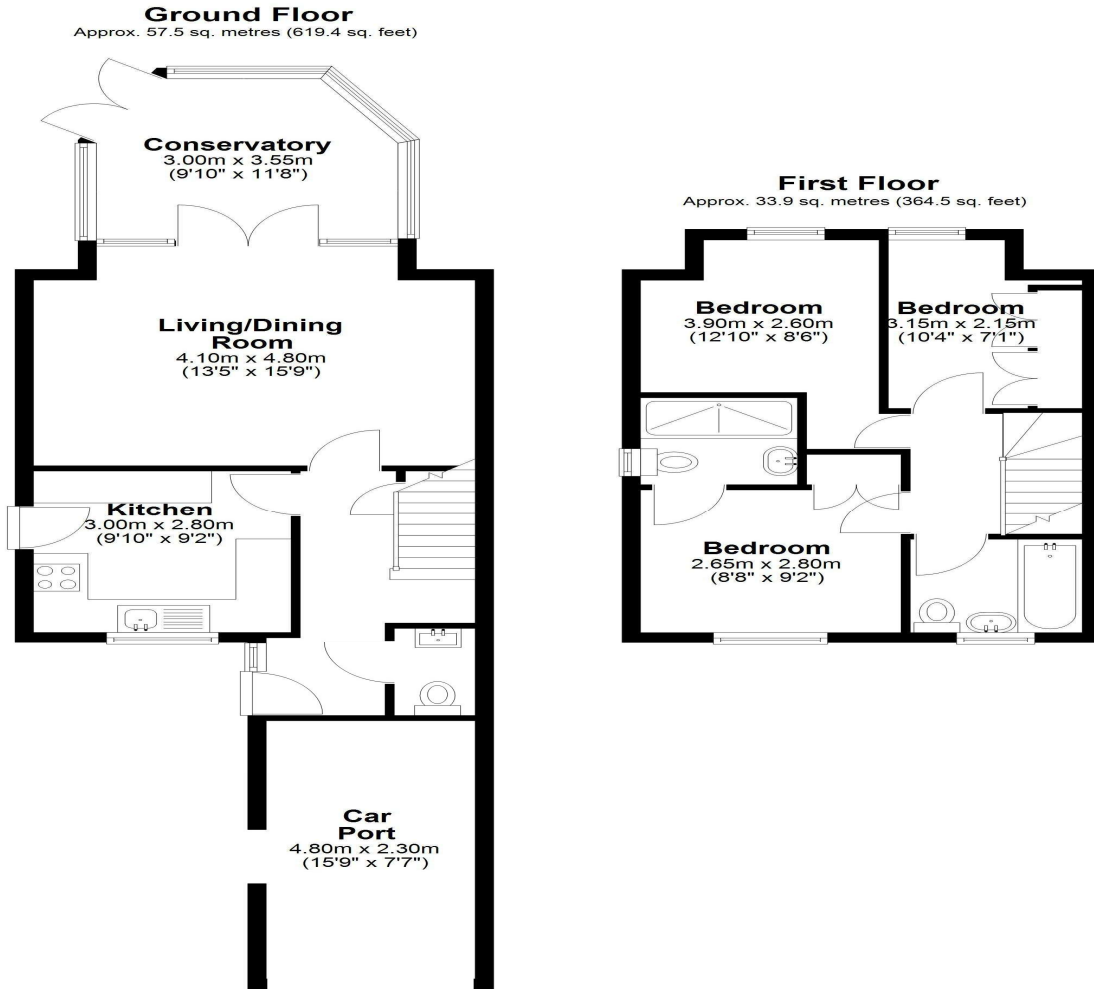
A modern and beautifully presented three bedroom semi-detached home located in the heart of central Egham, just yards from High Street amenities, Magna Square and mainline train station. Accommodation comprises large entrance hallway, modern fitted kitchen, downstairs WC, 16ft living room, conservatory, first floor family bathroom, en-suite facilities, private garden and car port to front.

169/170 High Street, Egham, Surrey, TW20 9EJ  
Tel. 01784 437 437 Fax. 01784 436 456  
[www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



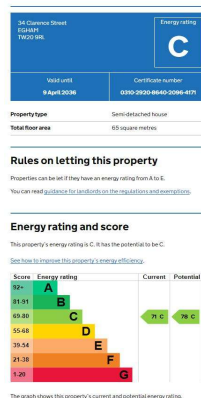
# Clarence Street Egham, Surrey, TW20 9RL

## FLOOR PLAN



Total area: approx. 91.4 sq. metres (983.9 sq. feet)

## EPC



**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](http://www.nevinandwells.co.uk)



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