

57 Clarence Street

Egham · TW20 9QY

GUIDE PRICE £440,000

END TERRACE · FOR SALE

Perfectly placed for commuters, this attractive two-bedroom Victorian end-of-terrace property is situated within easy walking distance of Egham mainline railway station, placing excellent rail connections and the town centre conveniently close at hand.

Behind its traditional façade, the property offers a characterful and practical arrangement of accommodation. The ground floor includes two separate reception rooms, with the front sitting room featuring a bay window, exposed timber flooring and a cast-iron fireplace. The second reception room provides a generous dining or family space, together with useful storage beneath the stairs. The kitchen is fitted with a range of wall and base units, integrated cooking appliances and access to the side of the property. Beyond the kitchen is a separate utility area and a modern ground-floor bathroom. Upstairs are two well-proportioned double bedrooms, both benefiting from built-in storage. The landing also provides access to the loft, which may offer potential for conversion, subject to the necessary planning permission and building regulations approval. Outside, the property enjoys an approximately 70ft west-facing rear garden, arranged with a paved terrace, lawn, planted borders, raised beds and a decked seating area towards the rear. Alongside the railway station, Magna Square, Everyman Cinema, shops, cafés and restaurants are all within convenient walking distance, making this an excellent choice for buyers seeking character, outdoor space and exceptional access to central Egham.





2	1	670	-
BEDROOMS	BATHROOMS	SQUARE FEET	RECEPTION

Reception & Living







KEY FEATURES

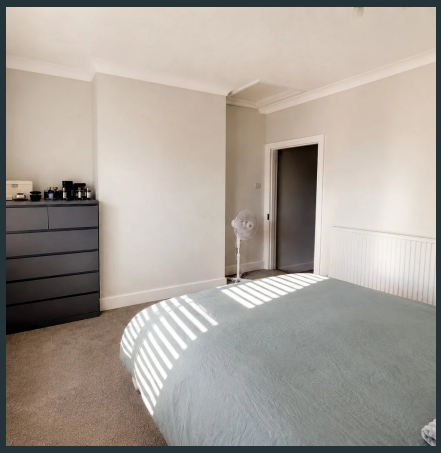
Ask your agent for the full specification.

Kitchen & Dining









Bedrooms & Bathrooms











This home offers 2 bedrooms and 1 bathroom.

Floorplan & Key Facts



GROSS INTERNAL AREA APPROX. 670 SQ FT · NOT TO SCALE, FOR IDENTIFICATION ONLY

TENURE	EPC RATING	COUNCIL TAX
Freehold	E (54)	D

Gardens & Setting



Further information on the local area is available from the agent.

CONTACT & VIEWINGS

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Important notice: These particulars are for guidance only and do not form part of any offer or contract. Measurements are approximate. The agent has not tested services, appliances or fittings. Photographs depict the property at the time of instruction.