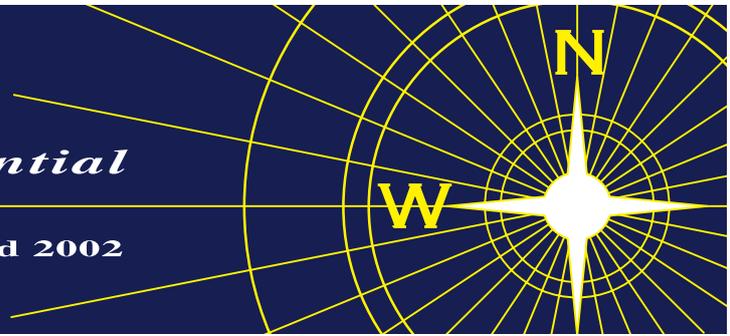


NEVIN & WELLS

Residential

Established 2002



Strode Street, Egham, TW20 9BX

£675,000 F/H



An absolutely stunning four bedroom detached family home, situated minutes from High Street shops and Magna Square. This extended property offers a huge kitchen/diner, downstairs cloakroom, separate lounge and two bathrooms. Externally, there is a small South facing garden and off road parking for two cars. Local schools, mainline station and Runnymede National Trust are a 10 minute walk away.

Strode Street, Egham, Surrey, TW20 9BX

<u>ENTRANCE HALLWAY:</u>	Oak flooring, vertical radiator, storage cupboard, stairs to first floor, under stairs cupboard.
<u>LOUNGE:</u>	Oak flooring, vertical radiators. Double glazed window to front. Double glazed French doors to rear.
<u>WC:</u>	In white with low level WC, wash hand basin set into vanity unit, ceramic tiled floors, storage cupboard, extractor fan.
<u>KITCHEN/DINER:</u>	Range of base and eye level units, wood block worktops, soft close doors and drawers, integrated AEG dishwasher and Zanussi washer/dyer, ceramic tiled floors, cupboard housing Vaillant gas combi boiler, vertical radiator, wine cooler, wine rack, larder unit, tiled splash back, space for American fridge/freezer, space for dining room table, space for cooking range. Stainless steel extractor hood, butler sink with mixer tap over, standard radiator, dual aspect double glazed windows to front and rear. Double glazed door into rear garden.
<u>LANDING:</u>	Hatch to loft space, oak flooring, storage cupboard.
<u>BEDROOM ONE:</u>	Radiator, oak flooring, built in wardrobe. Double glazed window to front. Door into:-
<u>EN-SUITE SHOWER:</u>	White suite comprising low level WC, wash hand basin set into vanity unit, tiled shower cubicle housing chrome mixer shower, ceramic tiled flooring, part tiled walls, chrome ladder radiator. Double glazed window to side, extractor fan.
<u>BEDROOM TWO:</u>	Radiator, oak flooring, built in wardrobe. Double glazed window to front.
<u>BEDROOM THREE:</u>	Radiator, oak flooring, built in wardrobe. Double glazed window to front.
<u>BEDROOM FOUR:</u>	Radiator, oak flooring, built in wardrobe. Double glazed window to side.
<u>BATHROOM:</u>	White suite comprising low level WC, wash hand basin set into vanity unit, part tiled walls, ceramic tiled floor, chrome ladder radiator. Double glazed window to side.

OUTSIDE

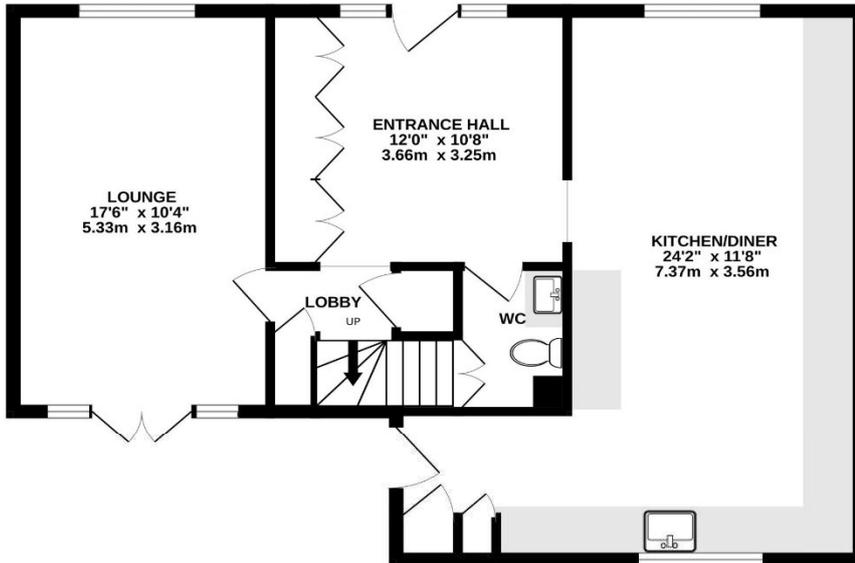
<u>REAR GARDEN:</u>	Stone patio, outside tap, external power point, timber pergola. Side access gate.
<u>DRIVEWAY:</u>	Brick paved parking for two cars
<u>COUNCIL TAX BAND:</u>	E - Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



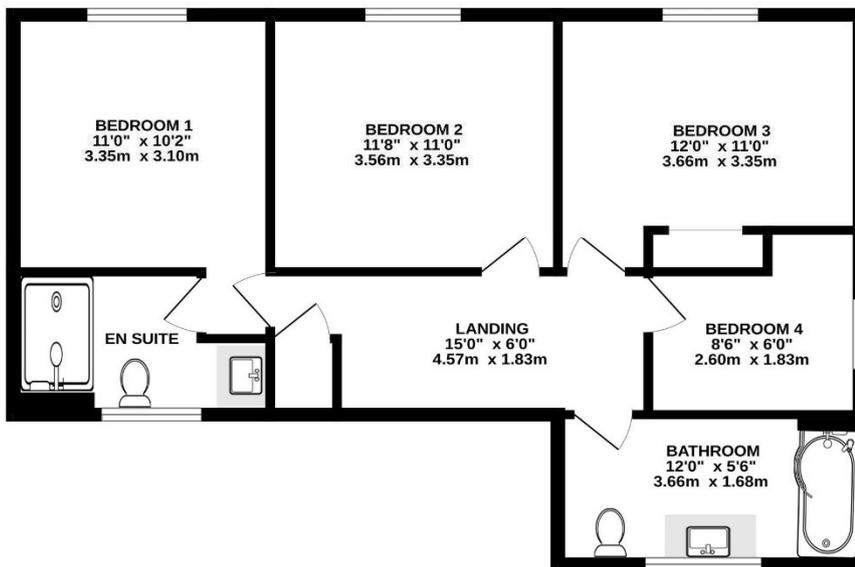
Strode Street, Egham, Surrey, TW20 9BT

FLOORPLAN

GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



NEVIN & WELLS
1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1415 sq.ft. (131.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Strode Street, Egham, Surrey, TW20 9BX

EPC

51 Strode Street EGHAM TW20 9BX		Energy rating C
Valid until 18 June 2034	Certificate number 0370-2781-7360-2194-3961	

Property type	Detached house
Total floor area	133 square metres

Rules on letting this property

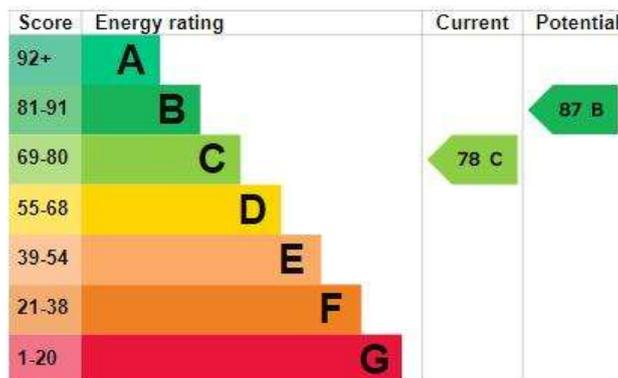
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. 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.