



Situated minutes from Egham station and new Magna Square Development, this superbly presented Victorian home is offered for sale 'chain free'. The property is extended and loft converted and comprises four bedrooms, two reception rooms, kitchen/breakfast room and two bathrooms. Externally, there is a secluded 55ft (16.76m) West facing rear garden with timber workshop and to front, there is a small walled garden. Access to Manorcroft school and recreation park is also close at hand.

Clarence Street, Egham, Surrey, TW20 9QY

Glazed main door to:-

ENTRANCE LOBBY:

Stairs to first floor, coir matting and door to:-

DINING ROOM:

4.42m x 3.96m (14'6" x 13') Cornice ceiling, radiator, stained and polished wooden floor boards, rear aspect double glazed sash window and opening to:-

LOUNGE:

3.96m x 3.96m (13' x 13') Cornice ceiling, radiator, feature cast iron open fireplace and tiled hearth, stained and polished floor boards and front aspect double glazed sash bay window.

FITTED KITCHEN:

4.01m x 2.74m (13'2" x 9') Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted fridge / freezer, fitted dishwasher, fitted extractor and space for other appliances, tiled flooring, side aspect double glazed windows and opening to:-

UTILITY AREA:

1.88m x 1.67m (6'2" x 5'5") Radiator, tiled flooring, rear aspect double glazed French doors to garden and door to:-

SHOWER ROOM:

Comprising separate shower cubicle with power shower and tiled walls, low level W.C, extractor fan, pedestal wash hand basin, tiled flooring.

FIRST FLOOR LANDING:

Stairs to second floor, fitted carpet and doors to all rooms.

BEDROOM ONE:

3.32m x 3.96m (10'10" x 13'0") Over stairs storage / airing cupboard, radiator, cast iron fire place, fitted carpets and front aspect double glazed sash windows.

BEDROOM TWO:

4.01m x 2.74m (13'2" x 9') Built-in wardrobes, vertical radiator, cast iron fire place, fitted carpet, rear aspect double glazed sash window.

FAMILY BATHROOM:

2.95m x 2.61m (9'8" x 8'6") Stunning four piece suite comprising double walk-in shower / wet room with concealed power shower, double width sink, low level W.C, tile enclosed bath, extractor fan, vertical radiator, fully tiled walls and floor, rear aspect opaque double glazed sash window.

SECOND FLOOR LANDING:

Doors to bedrooms three and four:

BEDROOM THREE:

3.69m x 2.68m (12'2" x 8'10") Radiator, eaves storage, fitted carpet and front aspect double glazed Velux windows.

BEDROOM FOUR:

3.69m x 2.58m (12'2" x 8'6") Built-in wardrobe, radiator, eaves storage, fitted carpet and rear aspect double glazed windows.

OUTSIDE

REAR GARDEN:

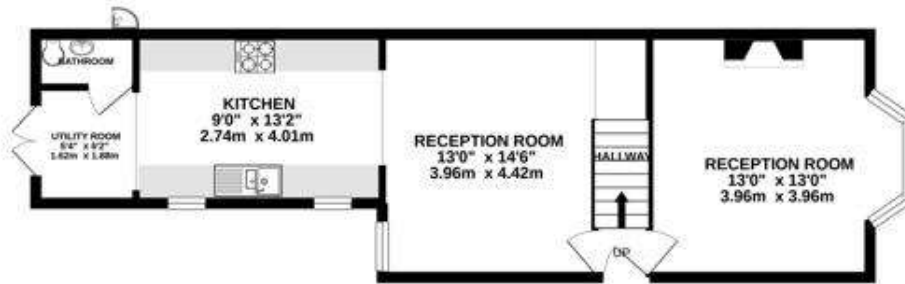
55ft (16.76m) (approximately) West facing with patio area, lawn, timber workshop, external tap, external lighting, flower and shrub borders and panel fencing. Stone pathway to raised paved seating area with brick built barbeque.

VIEWINGS:

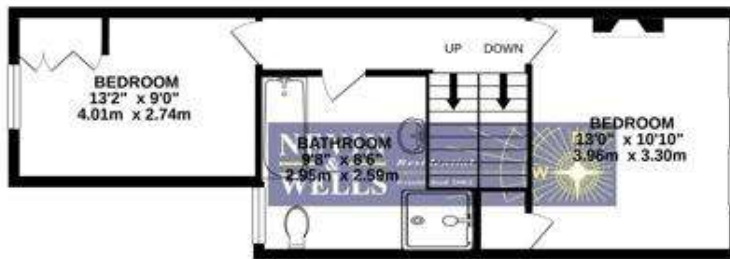
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOORPLAN

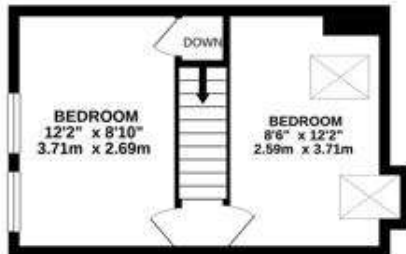
GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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.

Clarence Street, Egham, Surrey, TW20 9QY

EPC

Energy Performance Certificate



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60, Clarence Street, EGHAM, TW20 9QY

Dwelling type: Semi-detached house	Reference number: 8705-6522-6389-2064-8906
Date of assessment: 04 December 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 December 2015	Total floor area: 110 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,183
Over 3 years you could save	£ 1,272

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 198 over 3 years	<div style="border: 1px solid green; padding: 10px; width: fit-content; margin: 0 auto;"> <p style="color: green; font-weight: bold;">You could save £ 1,272 over 3 years</p> </div>
Heating	£ 2,490 over 3 years	£ 1,485 over 3 years	
Hot Water	£ 339 over 3 years	£ 228 over 3 years	
Totals	£ 3,183	£ 1,911	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p style="font-size: 8px;">Not energy efficient - higher running costs</p>	62	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 204	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 711	✔
3 Floor insulation (suspended floor)	£800 - £1,200	£ 108	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.