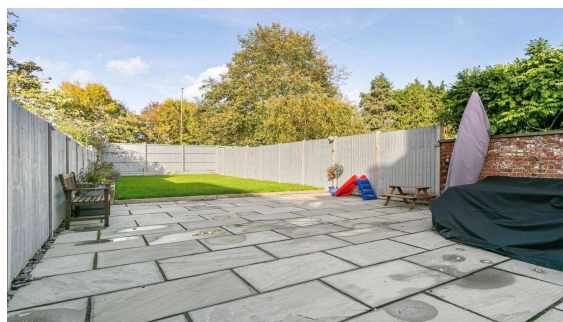
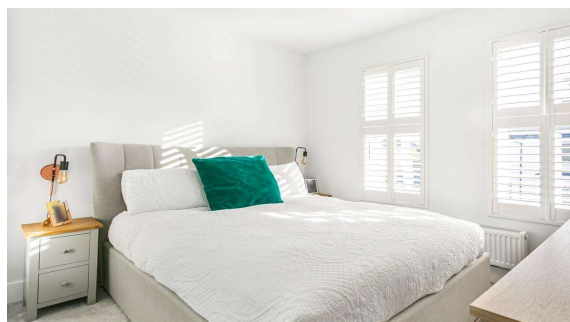
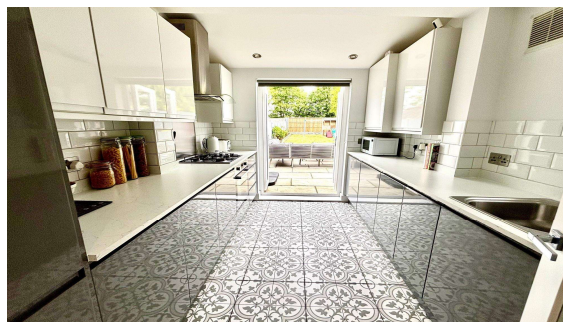
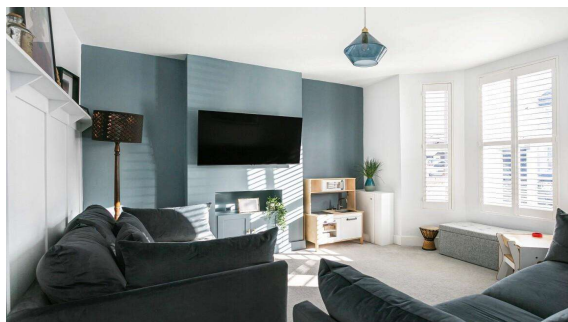




Strode Street, Egham, Surrey, TW20 9BT

£570,000 F/H



A truly stunning three bedroom, halls adjoining semi-detached home, situated in the heart of Egham, within walking distance of Magna Square, High Street amenities, mainline train station and Runnymede Meadow. The property benefits include entrance hallway, downstairs cloakroom, a modern fitted kitchen, two reception rooms, first floor luxury bathroom, off street parking and a 60ft landscaped rear garden,

Strode Street, Egham, Surrey, TW20 9BT

Arched overhead entrance porch with light, Victorian tiled step and composite double glazed door to:

**ENTRANCE
HALLWAY:**

Feature tiled floor, radiator, feature cladding, stairs to first floor with cupboard below, doors to utility and cloakroom and doors to reception rooms.

LOUNGE:

Fitted carpet, feature cladding, fireplace, radiator and double glazed bay window to front.

DINING ROOM:

Fitted carpet, feature cladding, radiator and double glazed French doors to rear garden.

**DOWNSTAIRS
CLOAKROOM:**

Comprising low level W.C, vanity sink unit with cupboard below, feature tiled floor and extractor.

**UTILITY
CUPBOARD:**

Space for washing machine and feature tiled flooring.

FITTED KITCHEN:

Modern gloss grey base level units with gloss white eye level units and marble effect work surfaces. One and half bowl, single drainer stainless steel sink unit with mixer tap, eight ceiling down lighters, concealed dishwasher and fridge freezer, built in stainless steel oven with cupboard housing boiler, feature tiled floor, double glazed window to side, part vaulted ceiling and double glazed French Doors onto rear garden.

**SPLIT LEVEL
LANDING:**

Fitted carpet, hatch to loft with pull down ladder and doors to:

BEDROOM ONE:

Fitted carpet, radiator and double aspect double glazed windows to front.

BEDROOM TWO:

Fitted carpet, radiator and double glazed window to rear.

BEDROOM THREE:

Fitted carpet, radiator and double glazed window to rear.

**LUXURY
BATHROOM:**

White suite comprising low level W.C, vanity enclosed sink unit with mixer tap, heated towel rail, fully tiled floor, panel enclosed bath with central mixer tap and part recessed shower over. Double glazed opaque window to front.

OUTSIDE

REAR GARDEN:

Approx. 60ft Large patio area, lawn area, side access and enclosed by panel fencing

OWN DRIVEWAY:

Block paved driveway, providing off street parking for one vehicle and pathway to main entrance.

**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**

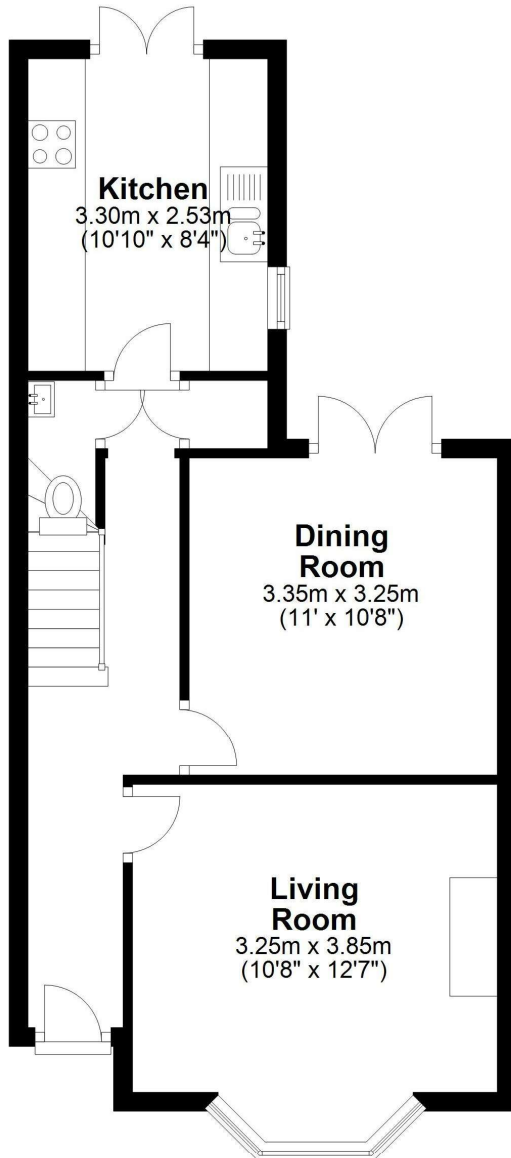


Strode Street, Egham, Surrey, TW20 9BT

FLOOR PLAN

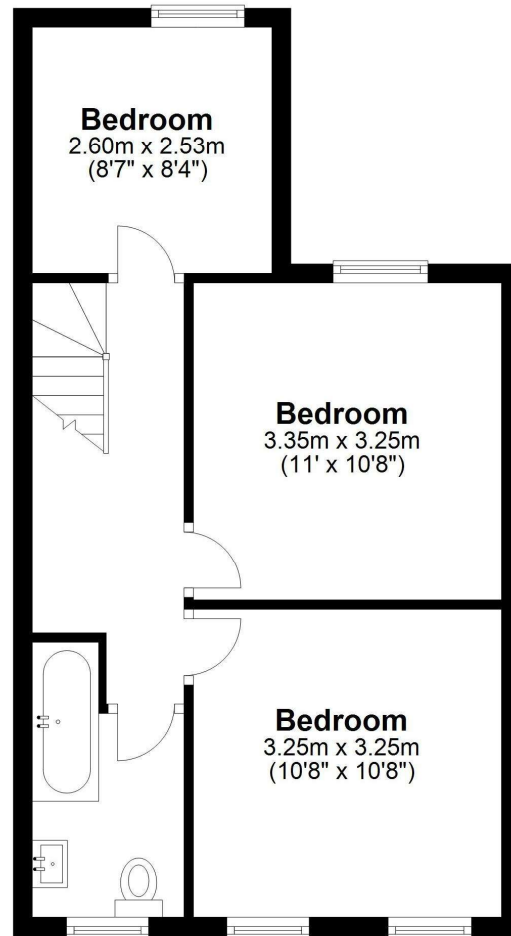
Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 85.3 sq. metres (918.2 sq. feet)

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

Strode Street, Egham, Surrey, TW20 9BT

EPC

12, Strode Street EGHAM TW20 9BT		Energy rating D
Valid until 7 January 2030	Certificate number 8940-7429-6200-0278-9202	

Property type	Semi-detached house
Total floor area	93 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 D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.