



Previously benefitting from a double storey extension, A three bedroom, end of terrace home, situated just off Egham High Street, within walking distance of the mainline station and Runnymede Meadow. The property is in great condition offering character, through lounge/diner, gas central heating, full double glazing and a South facing rear garden. **NO ONWARD CHAIN.**

Strode Street, Egham, Surrey, TW20 9BX

Composite front door with inner porch and door to:-

LOUNGE/DINING ROOM: 8.27m x 3.86m (27'2 x 12'8) Two radiators, brick feature fireplace with coal burning stove inset, open tread staircase, dual aspect double glazed windows to side and front. Door to:

'L' SHAPED KITCHEN: 4.18m x 3.84m (13'8 x 12'7) Shaker style range of eye and base level units with rolled edge work surfaces, wall mounted boiler, built in oven, four ring electric hob with extractor over, space for appliances, part tiled/exposed brick, fully tiled floors, radiator, double glazed door and windows to side and rear. Door to:

BATHROOM: 1.72m x 1.68m (5'10 x 5'6) Panel enclosed bath with mixer tap and shower, pedestal wash hand basin with mixer tap, low level W.C, fully tiled walls and floor, heated chrome towel rail. Double glazed window to rear.

LANDING: Hatch to loft, with light, power and Velux window. Eaves storage.

BEDROOM ONE: 4.39m x 3.87m (14'5 x 12'8) Radiator, coved ceiling, feature cast iron fireplace, fitted wardrobes. Dual aspect double glazed windows to front and side.

BEDROOM TWO: 3.95m x 3.24m (12'11 x 10'7) Wood effect laminate flooring, radiator, airing cupboard, fitted wardrobe. Double glazed window to rear. Door to:

EN-SUITE TOILET: Corner wash hand basin with mixer tap, low level W.C, fully tiled floor and walls, extractor fan.

BEDROOM THREE: 3.05m x 1.94m (10'0 x 6'4) Radiator, coved ceiling. Double glazed window to side.

OUTSIDE

REAR GARDEN: 40ft. South facing, paved, with flower and shrub borders. There is also a side access gate and steps to the rear leading to:

SUMMER HOUSE/OFFICE: 3.47m x 1.98m (11'4 x 6'6) With light and power, double glazed windows.

FRONT GARDEN: Stone shingle, central bed and path to front door.

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 9BX

FLOOR PLAN

Ground Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



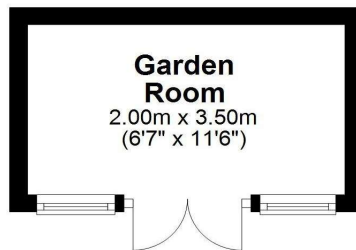
First Floor

Approx. 44.7 sq. metres (480.9 sq. feet)



Garden Room

Approx. 7.0 sq. metres (75.2 sq. feet)



Total area: approx. 96.6 sq. metres (1039.7 sq. feet)

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

Strode Street, Egham, Surrey, TW20 9BX

EPC

48 STRODE STREET EGHAM TW20 9BX		Energy rating D
Valid until 23 October 2020	Certificate number 8195-5487-2008-2135-8476	

Property type
end-terrace house

Total floor area
88 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#). [Visit here](#) to find out more about domestic energy rating certificates and energy efficiency.

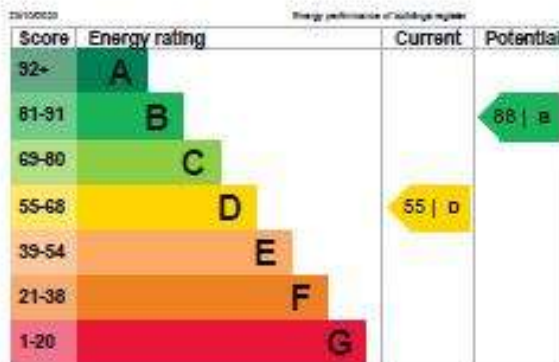
Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this certificate's energy performance.](#)

<https://www.energy-certificates.org.uk/energy-certificates/130-2487-2008-2135-8476>

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (80).