



Clarence Street, Egham, TW20 9QY

£565,000 Freehold



A beautifully presented and extended three bedroom Victorian semi-detached residence located in central Egham. The well proportioned accommodation comprises entrance hallway, two reception rooms, a recently fitted kitchen, utility room, ground floor wet room and W.C, a first floor family bathroom, private rear garden and off street parking for one vehicle. Further benefits include gas central heating and double glazing throughout.

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Double glazed main door to:

ENTRANCE HALL:

Stairs to first floor and doors to all rooms

LOUNGE:

4.10m x 3.35m (13'5 x 11') picture rail, radiator, built in shelving, radiator, log burner, bespoke fitted shutter blinds, fitted carpet and front aspect double glazed bay window.

DINING ROOM:

4.10m x 3.35m (13'5 x 11') Coved ceiling, picture rail, under stair storage cupboard, radiator, solid oak flooring, rear aspect double glazed window.

**RECENTLY INSTALLED
FITTED KITCHEN:**

4.05m x 2.65m (13'3 x 8'8) Comprising eye and base level units with square edge work surfaces, one and half bowl single drainer unit with mixer tap, fitted oven, hob and stainless steel chimney extractor over, built in dishwasher, space for other appliances, part tiled walls, tiled flooring, underfloor heating, side access double glazed windows and door to:

UTILITY ROOM:

3.00m x 1.45m (9'10 x 4'9) Space for appliances, square edge worktop, part tiled walls, wall mounted boiler, tiled flooring, underfloor heating, side access double glazed door, rear aspect double glazed window and door to:

**GROUND FLOOR WET
ROOM AND W.C:**

Double shower with glass enclosure, riser shower, low level W.C, half pedestal wash hand basin, part tiled walls, tiled flooring, underfloor heating, heated towel rail and rear aspect double glazed window.

FIRST FLOOR LANDING:

Access to loft, fitted carpet and doors to all rooms.

BEDROOM ONE:

4.10m x 3.35m (13'5 x 11') Over stair storage cupboard, radiator, fitted carpet, bespoke fitted shutter blinds and front aspect double glazed windows.

BEDROOM TWO:

3.35m x 3.10m (11' x 10'2) Radiator, fitted carpet and rear aspect double glazed window.

**BEDROOM
THREE/OFFICE:**

2.65m x 2.05m (8'6 x 6'9) Radiator, fitted carpet and rear aspect double glazed window.

**FIRST FLOOR FAMILY
BATHROOM:**

White three piece suite comprising panel enclosed bath with shower over, low level W.C, pedestal wash hand basin, heated towel rail, part tiled walls, tiled flooring and side access opaque double glazed window.

OUTSIDE

REAR GARDEN:

Approximately 35ft Patio area, lawn area, timber Summer house, external tap, power and lighting and gate to side driveway.

FRONT GARDEN:

Paved area, inset shrubs.

PARKING:

Shared driveway providing off street parking for one vehicle.

COUNCIL TAX BAND:

D- Runnymede Borough Council

VIEWINGS:

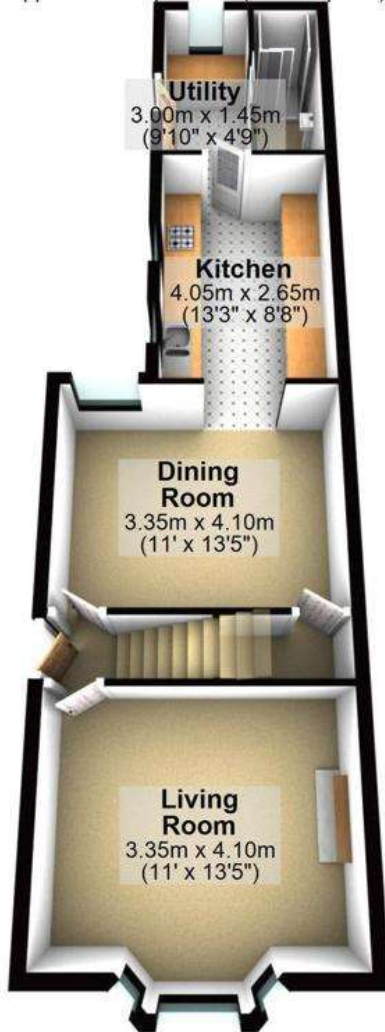
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOORPLAN

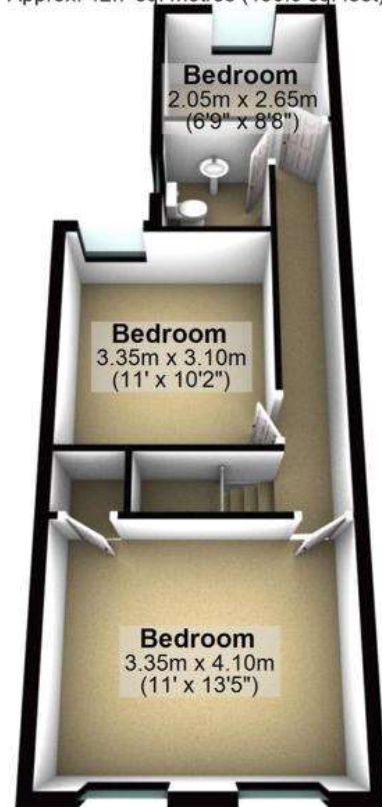
Ground Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 93.9 sq. metres (1011.1 sq. feet)

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

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EPC

Energy performance certificate (EPC)			
70 Clarence Street EGHAM TW20 9QY	Energy rating	Valid until:	24 May 2033
	D	Certificate number: 2658-1014-8265-5587-9200	

Property type	Semi-detached house
Total floor area	91 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. 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.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		