



**Strode Street, Egham, Surrey, TW20 9BX**

**OIEO £525,000 Freehold**



Situated in a prime location just off Egham High Street is this three bedroom Victorian home. The property now boasts a full loft conversion offering a master bedroom with a walk through wardrobe, leading to an en-suite. In addition there are two receptions, first floor bathroom and a South facing rear garden. Located within walking distance of mainline station, Magna Square and the beautiful Runnymede recreational ground on the banks of the River Thames.

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Hardwood front door into:

**LOUNGE:** 3.90m x 3.45 (12'10 x 11'4) Wood flooring, built in cupboard with shelving over, radiator, fuel burning stove and double glazed bay window to front.

**DINING ROOM:** 3.90m x 3.05m (12'10 x 10') Wood flooring, under stair storage cupboard, feature brick chimney breast, radiator, double glazed window to rear and doorway to:

**KITCHEN:** 4.00m x 2.10m (13'2 x 6'11) Eye and base level units with granite effect work surfaces, one and half bowl stainless steel sink unit with mixer tap, space for appliances, fully tiled floor, built in oven, four ring gas hob with extractor over, cupboard housing boiler, part tiled walls. Double aspect double glazed windows to side and rear and external door to side.

**FIRST FLOOR LANDING:** Split level with doors to:

**BEDROOM TWO:** 3.90m x 2.45m (12'10 x 8') Radiator and double glazed window to front.

**BEDROOM THREE:** 3.05m x 2.55m (10' x 8'4) Radiator and double glazed window to rear overlooking garden.

**BATHROOM:** Panel enclosed bath with mixer tap and shower attachment, low level W.C, pedestal wash hand basin, fully tiled floors, part tiled walls, built in storage cupboard, heated towel rail and double glazed window to rear.

**SECOND FLOOR LANDING:** Approached via dog legged staircase leading onto:  
**OFFICE AREA:** 3.30m x 2.50m (10'10 x 8'2) with eaves storage, Velux window and door to:

**MASTER BEDROOM:** 3.30m x 3.05m (10'10 x 10') With vertical radiator, double glazed window to rear and doorway into:

**WALK THROUGH WARDROBES:** With hanging space, drawers and shelving to both sides and doors leading to:

**EN-SUITE SHOWER:** Wood effect laminate flooring, heated towel rail, low level W.C, sink unit with mixer tap, large walk in shower and double aspect double glazed windows to side and rear.

**OUTSIDE**

**REAR GARDEN:** Approximately 50ft and South Facing. Paved patio area with step to additional paved seating area with raised brick flower beds leading onto lawned area with raised brick flower beds and timber storage shed. Fully enclosed by fencing with outside tap.

**FRONT GARDEN:** White stoned area and pathway to front door.

**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](http://www.nevinandwells.co.uk)



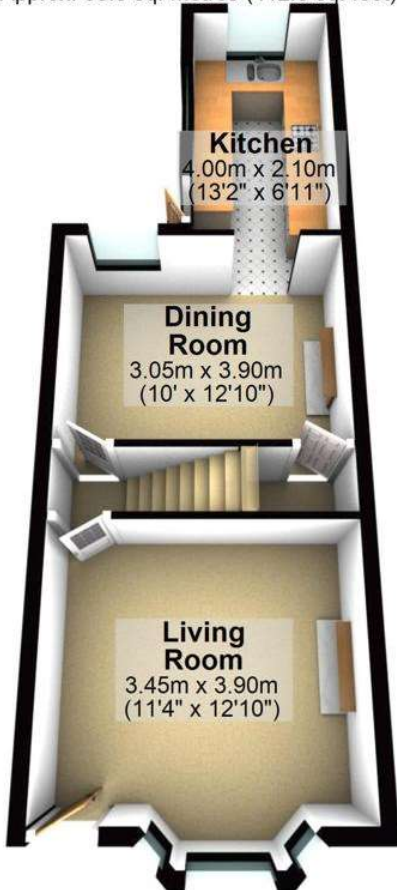
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FLOORPLAN

**Ground Floor**

Approx. 38.3 sq. metres (412.5 sq. feet)



**First Floor**

Approx. 35.8 sq. metres (384.8 sq. feet)



**Second Floor**

Approx. 28.3 sq. metres (305.1 sq. feet)



Total area: approx. 102.4 sq. metres (1102.3 sq. feet)

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

## Strode Street, Egham, Surrey, TW20 9BX

### EPC

47, Strode Street EGHAM TW20 9BX		Energy rating <b>D</b>
Valid until <b>3 September 2023</b>	Certificate number <b>0948-2014-7241-1937-4920</b>	
Property type	Mid-terrace house	
Total floor area	76 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 current 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+	<b>A</b>		
81-91	<b>B</b>		<b>88 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>62 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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