



Clarence Street, Egham, TW20 9RW

£625,000 Freehold



A truly stunning Victorian property with the perfect blend of character and contemporary living. This loft converted home offers four bedrooms, lounge with feature fireplace, family room with feature fireplace, kitchen/diner, two bathrooms and downstairs cloakroom. Egham has a vibrant town with various restaurants and bars, including the new Magna Square. Local schools and the mainline station are a few minutes' walk away.

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Recessed entrance porch with original front door into:

HALLWAY:

Stairs to first floor, radiator, solid wood flooring and doors to all rooms.

LOUNGE:

3.96m x 3.35m (13' x 11') Picture rail, original cast iron fireplace with stone hearth, built in storage cupboards and shelving, built-in desk, radiator, solid wood flooring and front aspect double glazed bay window.

FAMILY ROOM:

4.38m x 3.35m (14'4 x 11') Picture rail, original cast iron open fireplace with wooden surround mantle and stone hearth, under stairs storage cupboard, radiator, solid wood flooring. Two double glazed windows to side.

KITCHEN/DINER:

5.23m x 4.32m (17'2 x 14'2) Comprising eye and base level units with composite work surfaces, fitted double oven, hob and extractor over, built in dishwasher and washing machine, space for other appliances, central island with single sink drainer unit with mixer tap, solid wood flooring, side aspect double glazed window, rear aspect double glazed bi-fold doors to garden, side aspect double glazed Velux windows and door to:

DOWNSTAIRS W.C:

Comprising low level W.C, wall mounted wash hand basin, extractor fan and solid wood flooring.

FIRST FLOOR LANDING:

Doors to bedroom two, bedroom three, bedroom four and bathroom.

BEDROOM TWO:

4.40m x 3.35m (14'6 x 11') Coved ceiling, built in wardrobes, radiator and front aspect double glazed window.

BEDROOM THREE:

3.35m x 3.35m (11' x 11') Coved ceiling, built in wardrobe, radiator and rear aspect double glazed window.

BEDROOM FOUR:

3.05m x 1.83m (10' x 6') Coved ceiling, radiator and rear aspect double glazed window.

FIRST FLOOR FAMILY BATHROOM:

White three piece suite comprising P-shaped bath with power shower over and glass shower screen, low level W.C, vanity wash hand basin, heated towel rail, part tiled walls, tiled flooring and side aspect opaque double glazed window.

SECOND FLOOR:

Open stairs into:

BEDROOM ONE:

5.69m x 4.32m (18'8 x 14'2) Radiator, eaves cupboard, double glazed window to side and double glazed doors over Juliette balcony.

EN-SUITE:

White suite comprising low level W.C, wash hand basin, radiator, part tiled walls, storage, glass cubicle housing mixer shower, extractor fan.

OUTSIDE:-

REAR GARDEN:

50ft (approximately) Paved area, lawn area, timber shed, raised flower beds, external tap, external power, side access gate and enclosed by panel fencing.

PARKING:

Off street parking for two vehicles.

NB:

There is an electrical vehicle charging point at the front of the property.

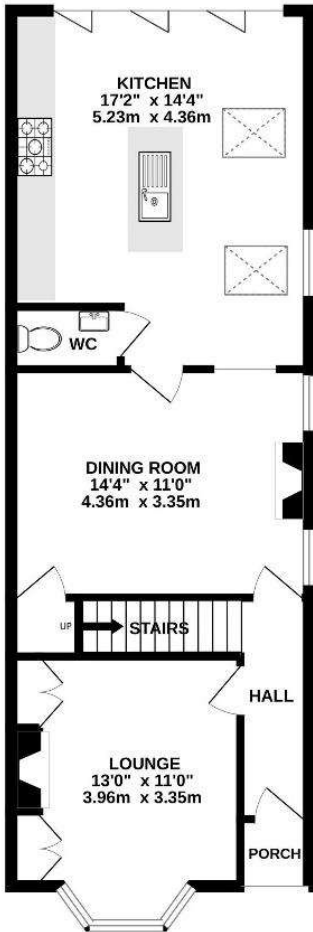
VIEWINGS:

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

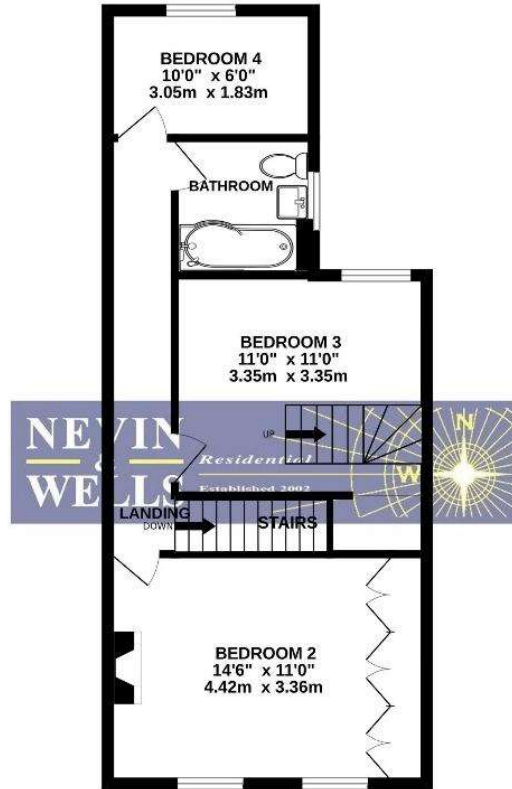
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FLOORPLAN

GROUND FLOOR
800 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 1371 sq.ft. (127.4 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.

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EPC

3, Clarence Street EGHAM TW20 9RW		Energy rating D
Valid until 31 October 2027	Certificate number 9154-2849-7793-9803-2021	

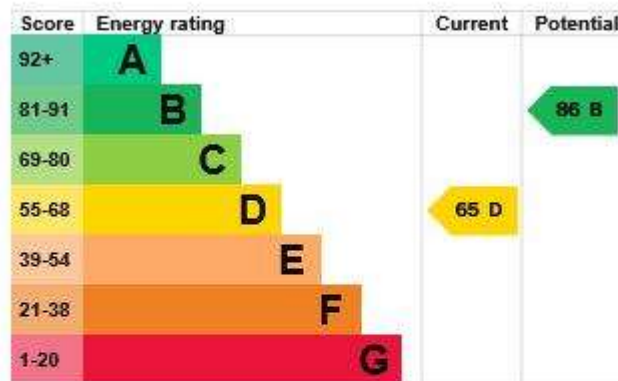
Property type	Semi-detached house
Total floor area	101 square metres

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.](#)



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