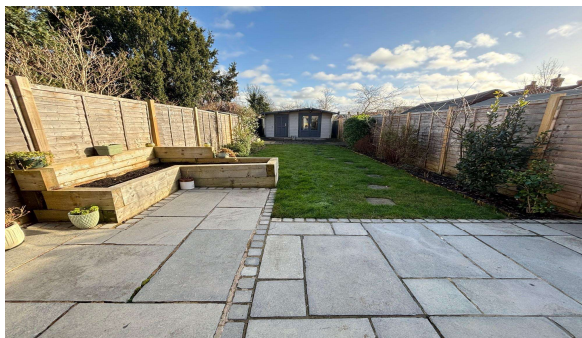
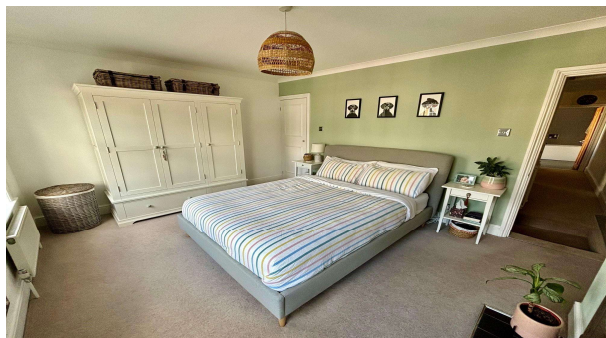
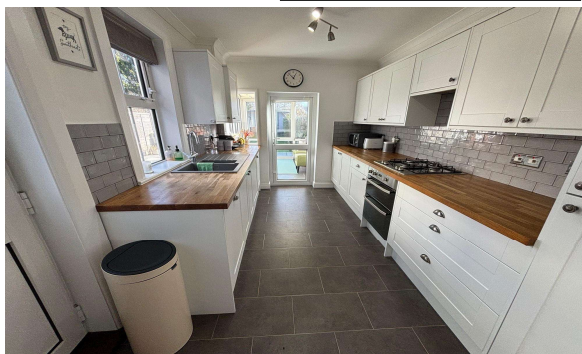




Clarence Street, Surrey, TW20 9RW

£600,000 Freehold



A beautifully presented Victorian semi-detached villa offering accommodation over three floors, situated in the heart of Egham town centre. Offering three double bedrooms, two spacious reception rooms, feature fireplaces, double glazed windows, fitted kitchen, conservatory and a 100ft south facing rear garden. Egham mainline station (waterloo 45 minutes), high street and Manorcroft school are within a five minute walk. Access to the M25/A30 road links is within a half mile radius.

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Covered entrance porch with decorative glazed main door to:-

ENTRANCE HALLWAY: Coved ceiling, stairs to first floor, radiator, wooden flooring and doors to all rooms.

LOUNGE: **3.92m x 3.38m (12'10" x 11'1")** Coved ceiling, ceiling rose, ornate cast iron coal effect gas fire with granite hearth, built in shelving and storage cupboard, radiator, front aspect double glazed bay window with built-in shutters.

DINING ROOM: **4.40m x 3.42m (14'5" x 11'3")** Coved ceiling, under stairs storage cupboard, radiator, wood flooring and rear aspect double glazed window with built-in shutters. Arch to:-

FULLY FITTED KITCHEN: **3.91m x 2.40m (12'10" x 7'11")** Modern range of eye ad base level units with Oak work surfaces, one and half bowl stainless steel single unit with mixer tap, built-in oven, four ring gas hob and extractor over, concealed dishwasher, fridge / freezer, washing machine and tumble dryer. Tiled flooring, part tiled walls, cupboard housing boiler, double glazed window and door to side. Double glazed door to:-

CONSERVATORY: **2.85m x 2.23m (9'4" x 7'4")** Double glazed all round, tiled flooring and rear aspect double glazed door on to patio.

FIRST FLOOR LANDING: Stairs to second floor, coved ceiling, radiator, under stairs storage cupboard, fitted carpet and doors to all rooms.

BEDROOM ONE: **4.36m x 3.38m (14'4" x 11'1")** Coved ceiling, built in wardrobe, feature cast iron fireplace with tiled hearth, radiators and front aspect double glazed windows.

BEDROOM TWO: **3.35m x 2.66m (11'0" x 8'9")** Coved ceiling, radiator and rear aspect double glazed window.

SEPARATE W.C: Coved ceiling, dado rail, radiator, low level W.C, wall mounted wash hand basin with tiled splash back, vinyl flooring and side aspect opaque double glazed window.

NEWLY FITTED FAMILY BATHROOM: Comprising panel enclosed bath with mixer shower and screen, large vanity enclosed wash hand basin, airing / storage cupboard, heated towel rail, coved ceiling, part tiled walls, tiled flooring and side aspect opaque double glazed window.

SECOND FLOOR LANDING: Eaves storage cupboard, fitted carpet and door to:-

BEDROOM THREE: **4.23m x 3.66m (13'11" x 12'0")** Eaves storage, radiator and double aspect double glazed Velux windows to font.

OUTSIDE

REAR GARDEN: **Approximately 100ft (South facing)** Comprising patio area, external tap, flower, shrubs, fully enclosed with side access gate and patio area to rear leading to:-

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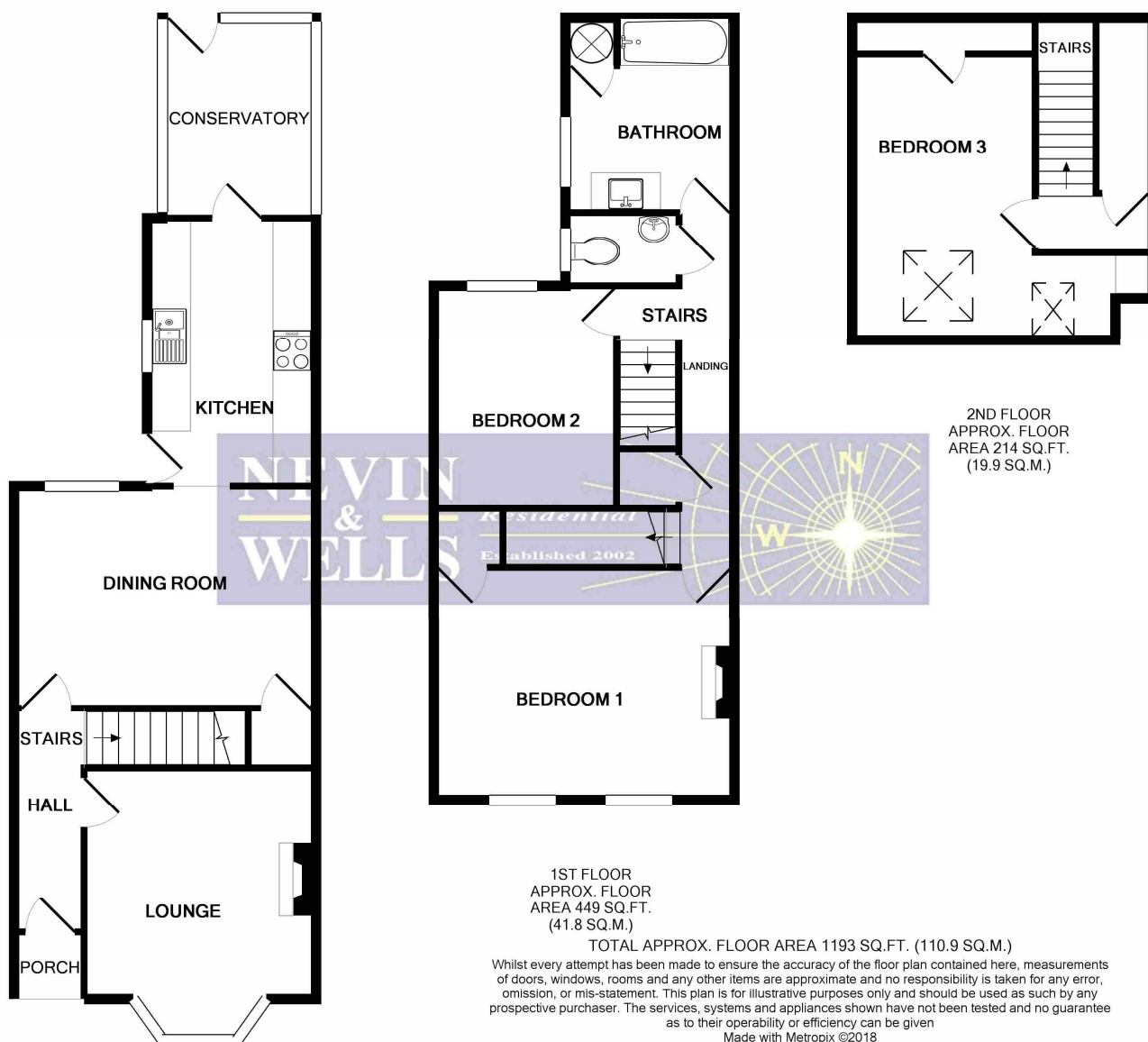
OFFICE / STORAGE: 2.76m x 2.73 (9' x 8'11") Timber construction with light and power. Double glazed window to side and double glazed French doors to front with storage shed built on side.

FRONT: Pathway to main entrance and side access gate to rear.

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

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1193 SQ.FT. (110.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR
APPROX. FLOOR
AREA 214 SQ.FT.
(19.9 SQ.M.)

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

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AWAITING EPC