



Clarence Street, Egham, Surrey, TW20 9RL

£535,000 F/H



An absolutely stunning two double bedroom extended Victorian semi-detached residence with off street parking, detached garage and two bathrooms. Situated in central Egham and located within just yards of High Street amenities and mainline train station. Accommodation comprises entrance hallway, two reception rooms, ground floor shower room, first floor luxury bathroom, fitted kitchen and approx. 70ft private rear garden.

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Covered entrance with double glazed wooden door to:-

ENTRANCE HALLWAY:

Stairs to first floor, wooden floor and doors to all rooms.

LOUNGE:

Picture rail, feature open cast iron fireplace with wooden surround and granite hearth, radiator, wooden floor and front aspect triple glazed window with fitted wooden window shutters.

DINING ROOM:

Radiator, wooden floor and rear aspect double glazed window. Under stairs storage cupboard and opening to:-

**MODERN FITTED
KITCHEN:**

Comprising eye and base level units with rolled edged work surfaces, built-in fridge / freezer, dishwasher and washing machine, extractor hood, range cooker, part tiled walls, radiator tile effect laminate flooring, side and rear aspect double glazed windows, side aspect double glazed door to garden and door to:-

**GROUND FLOOR
SHOWER ROOM:**

Comprising double shower cubicle with power shower and tiled all-round, low-level W.C, pedestal wash hand basin, extractor fan, heated towel rail and tiled flooring.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

Picture rail, radiator, newly fitted carpet and front aspect triple glazed window with fitted wooden window shutters.

BEDROOM TWO:

Radiator, fitted carpet, built-in double cupboard and rear aspect double glazed window.

**FIRST FLOOR FAMILY
BATHROOM:**

White four piece suite comprising modern double ended freestanding bath with shower attachment, separate shower cubicle with power shower and tiled all round, low level W.C, vanity enclosed wash hand basin, radiator, tiled flooring, part tiled walls and rear aspect opaque double glazed window.

OUTSIDE

**REAR GARDEN
(EASTERLY ASPECT):**

70ft (approximately) Patio area, lawn area, external tap, external lighting, well established flower and shrub borders and pathway leading to:-

DETACHED GARAGE:

Roller door, rear aspect double glazed window, rear aspect double doors onto patio, power and light and loft storage.

FRONT:

Pathway to main entrance and gated side access 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

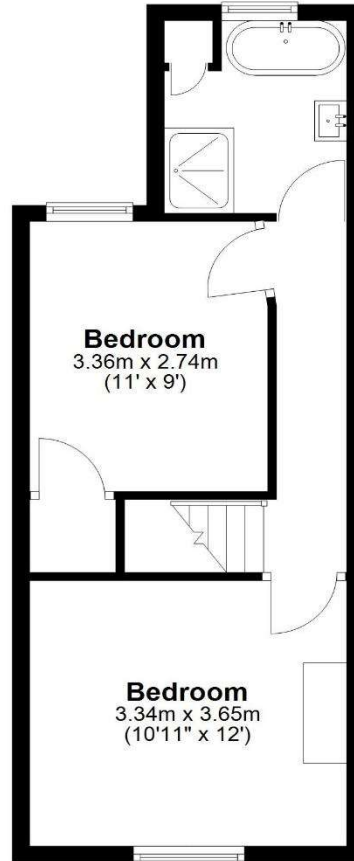


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FLOORPLAN

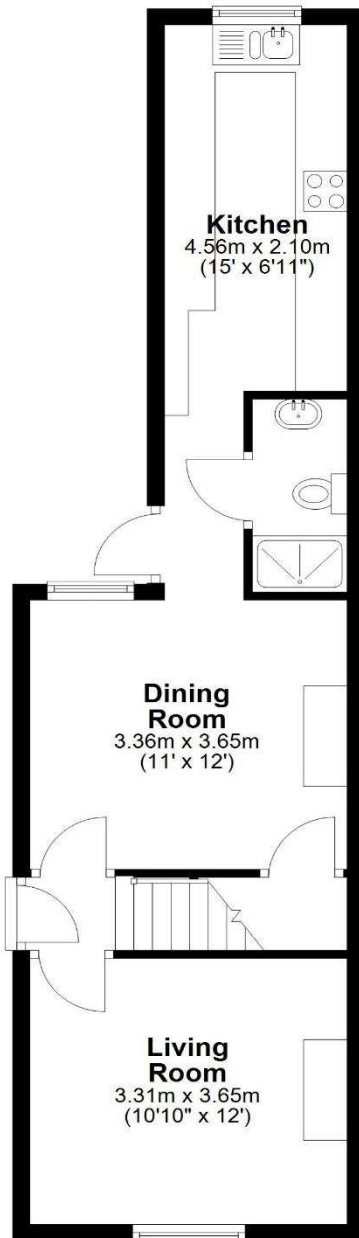
First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



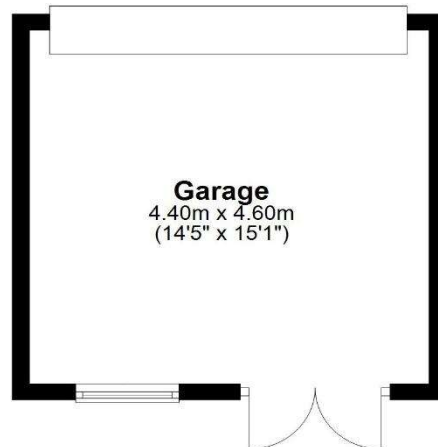
Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Garage

Approx. 20.2 sq. metres (217.7 sq. feet)



Total area: approx. 97.5 sq. metres (1049.4 sq. feet)

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

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EPC

17, Clarence Street EGHAM TW20 9RL		Energy rating D
Valid until 18 April 2026	Certificate number 8966-6324-6740-4281-3996	
Property type	Semi-detached house	
Total floor area	79 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](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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