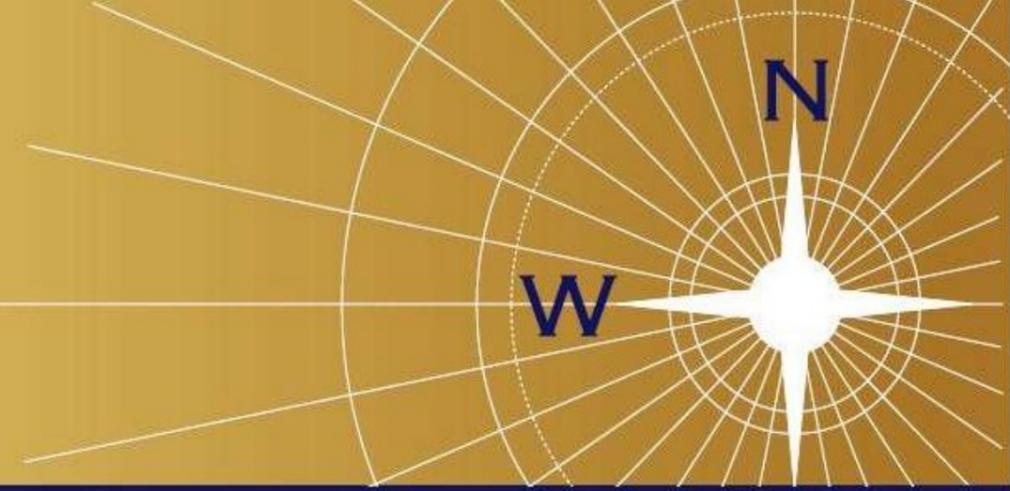


# NEVIN & WELLS

*Distinctive Homes*

Established 2002



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

**O.I.E.O £825,000 F/H**

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

An excellent and rare opportunity to acquire such a beautifully presented and imposing five bedroom, double fronted Victorian detached residence offering 2,500sq ft of accommodation and garaging. Located in Central Egham, just minutes from the mainline station and Magna Square with Everyman cinema. This property has been completely refurbished and beautifully extended by the current owners and offers a self-contained annex/ home office. The accommodation comprises entrance hallway, downstairs W.C, three reception rooms an open plan fully fitted kitchen with granite work surfaces, bi-fold doors opening onto a 90ft rear garden and superb bar-b-que area, three en-suite shower rooms, first floor family bathroom, detached garage approached via double gates and a driveway for three to four vehicles. Runnymede pleasure ground is just a short walk away with National Trust walks as well as easy access to Motorways, Heathrow and London. Being sold with the huge benefit of no onward chain.

Double glazed main door to:-

<b><u>ENTRANCE HALLWAY:</u></b>	Stairs to first floor, radiator, slate tiled flooring, front aspect double glazed window and doors to all rooms.
<b><u>DOWNSTAIRS W.C:</u></b>	Low level W.C, vanity enclosed wash hand basin, heated towel rail, extractor fan, storage cupboard, slate tiled flooring and front aspect opaque window.
<b><u>LOUNGE:</u></b>	Open feature fireplace with granite hearth, built in cupboards and shelving, radiator, fitted carpet and front aspect double glazed window.
<b><u>OPEN PLAN LIVING/DINING ROOM:</u></b>	Under stairs storage cupboard, engineered oak flooring, underfloor heating, rear aspect double glazed French doors to garden, glazed door to study and open plan to:-
<b><u>FITTED KITCHEN/BREAKFAST ROOM:</u></b>	Comprising eye and base level units with solid granite work tops, ceramic Belfast sink with mixer tap, part tiled walls, built in double range cooker with extractor over, built in wine chiller, built in dishwasher, built in washing machine, side aspect double glazed window, rear aspect double glazed window, rear aspect stable door and engineered oak flooring.
<b><u>STUDY:</u></b>	Built in storage cupboards and shelving, underfloor heating and side aspect double glazed window.
<b><u>FIRST FLOOR LANDING:</u></b>	Access to loft, fitted light tube, fitted carpet and doors to all rooms.
<b><u>PRINCIPLE BEDROOM:</u></b>	Radiator, fitted carpets, rear aspect double glazed window and door to:-
<b><u>RECENTLY FITTED EN-SUITE SHOWER:</u></b>	Comprising double width shower with power shower, vanity enclosed wash hand basin, concealed W.C, heated towel rail and fully tiled walls.
<b><u>BEDROOM TWO:</u></b>	Radiator, fitted carpet, rear aspect double glazed window and door to:-
<b><u>EN-SUITE SHOWER ROOM:</u></b>	Comprising separate shower cubicle with power shower, wall mounted wash hand basin, low level W.C, part tiled walls, tiled flooring and side aspect opaque double glazed window.

<b><u>BEDROOM THREE:</u></b>	Built in shelving, radiator, fitted carpet, front aspect double glazed window and door to:-
<b><u>EN-SUITE SHOWER ROOM:</u></b>	Separate shower cubicle with electric shower, fully tiled walls, wall mounted wash hand basin, low level W.C, heated towel rail, tiled flooring and side aspect double glazed window.
<b><u>BEDROOM FOUR:</u></b>	Ornate cast iron fireplace with solid surround and mantle, airing/storage cupboard, radiator, fitted carpet, over stairs storage cupboard and front aspect double glazed window.
<b><u>BEDROOM FIVE:</u></b>	Radiator, fitted carpet and side aspect double glazed window.
<b><u>FIRST FLOOR FAMILY BATHROOM:</u></b>	White four-piece suite comprising stand-alone bath, vanity enclosed wash hand basin, concealed low level W.C, separate shower cubicle with power shower, heated towel rail, tiled flooring, fully tiled walls, and side aspect opaque double-glazed window

### OUTSIDE

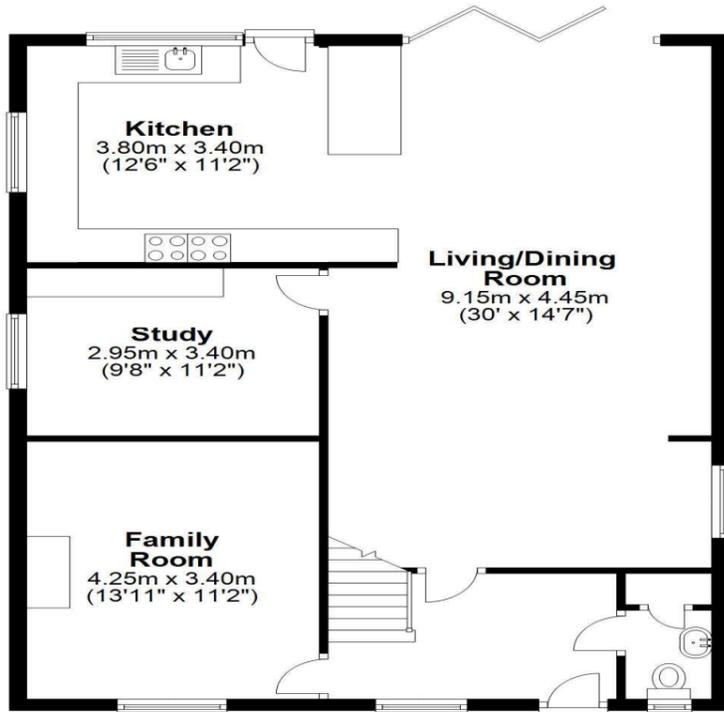
<b><u>EXTERNAL OFFICE/STUDIO:</u></b>	Underfloor heating, rear aspect double glazed window, laminate wood effect flooring and opening to:-
<b><u>KITCHENETTE:</u></b>	Comprising eye and base level units with rolled edged work surfaces, part tiles walls, stainless steel drainer unit, built in oven, hob and extractor over, space for other appliances, underfloor heating, laminate wood effect flooring and side aspect double glazed window.
<b><u>SHOWER ROOM:</u></b>	Separate shower cubicle with power shower, low level W.C, vanity enclosed wash hand basin, extractor fan, heated towel rail, tiled flooring and underfloor heating.
<b><u>REAR GARDEN:</u></b>	<b>Approximately 90ft x 45ft.</b> Patio area, lawn area, timber shed, flower beds areas, external tap and enclosed by panel fencing.
<b><u>DETACHED GARAGE:</u></b>	Approached via double gates remote roller shutter door with power and roof storage.
<b><u>OWN DRIVEWAY:</u></b>	<b>Providing off street parking for up to three vehicles.</b>
<b><u>COUNCIL TAX BAND:</u></b>	G - Runnymede Borough Council
<b><u>VIEWINGS:</u></b>	<b>By appointment with the clients selling agents, Nevin &amp; Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a></b>



## FLOORPLAN

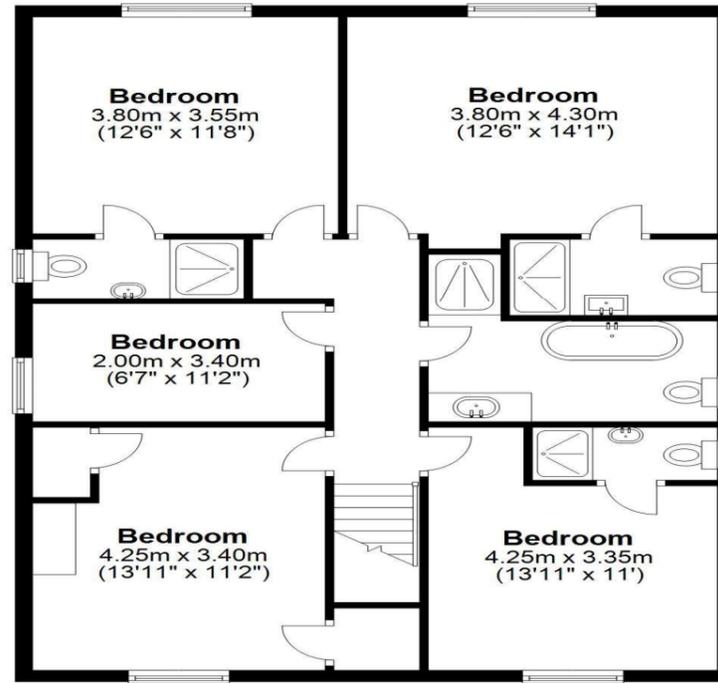
### Ground Floor

Approx. 90.1 sq. metres (970.0 sq. feet)



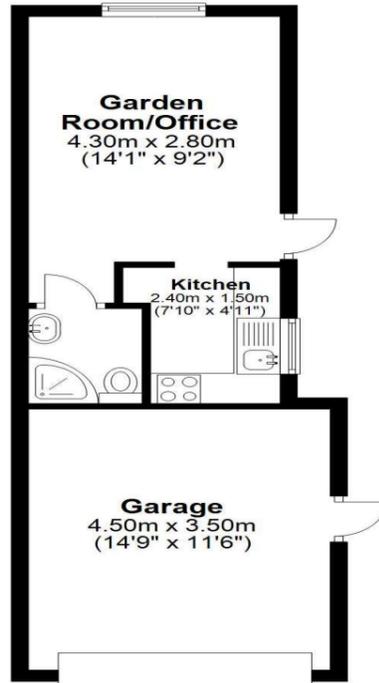
### First Floor

Approx. 91.0 sq. metres (979.6 sq. feet)



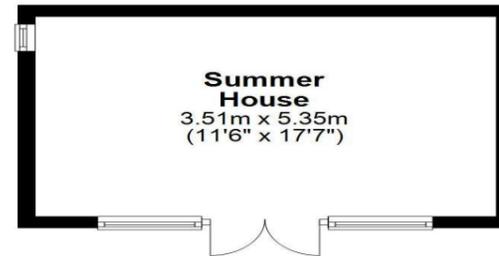
### Garage/Garden Room

Approx. 35.3 sq. metres (379.7 sq. feet)



### Summer House

Approx. 18.8 sq. metres (201.8 sq. feet)



Total area: approx. 235.1 sq. metres (2531.1 sq. feet)

## EPC

24 Strode Street  
EGHAM  
TW20 9BT

Energy rating  
**C**

Valid until  
10 December 2034

Certificate number  
0734-9922-7409-0739-4296

Property type	Detached house
Total floor area	182 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 C. 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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

