



The Causeway, Staines, TW18 3AX

£410,000 Freehold



An absolutely stunning two bedroom, two bathroom Victorian home with 70ft South facing landscaped garden. Benefits include spacious lounge, open plan kitchen/diner, double glazing and gas central heating. Access to both Staines and Egham Town Centres is a ten minute walk and scenic River Thames walks are close at hand. Heathrow Airport and M25/M3/M4/M40 are a few minutes drive away. **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

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- ENTRANCE PORCH:** Composite front door. Hardwood internal door into:
- ENTRANCE HALL:** 3.08m x 1.07m (10'10 x 3'6) Internal doors into lounge, dining room, shower room. Stairs to first floor.
- SHOWER ROOM:** 1.93m x 0.98m (6'4 x 3'2) White suite comprising low level W.C, wash hand basin, glass shower cubicle housing chrome mixer shower, chrome ladder radiator, ceramic tiled floor and walls. Frosted double glazed window to side.
- LOUNGE:** 4.12m x 3.66m (13'6 x 12') Radiator, oak effect flooring. Double glazed bay window to front.
- DINING AREA:** Oak effect floor, radiator with ornate cover, under stair storage cupboard, space for computer desk. Open plan into kitchen area.
- KITCHEN AREA:** 8.00m x 3.66m (26'2 x 12') Extensive range of shaker style base and eye level units, oak effect flooring, woodblock worktops, radiator, part tiled walls, cupboard housing gas combi boiler. Integrated fridge/freezer, built in dishwasher and washing machine, stainless steel electric oven and four ring halogen hob, stainless steel extractor hood. One and half bowl stainless steel sink unit with chrome mixer tap. Two double glazed ceiling skylights. Double glazed window to side. Double glazed French doors into rear garden.
- LANDING:** Doors into both bedrooms.
- BEDROOM ONE:** 3.66m x 3.25m (12' x 10'8) Radiator, air conditioning unit. Double glazed window to rear. Internal door into:
- EN-SUITE BATHROOM:** 3.09m x 2.09m (10'2 x 6'10) White suite comprising low level W.C with concealed flush, pedestal wash hand basin, P-shaped bath with chrome mixer shower over, fitted glass shower screen, fully tiled walls, ceramic tiled flooring, radiator. Frosted double glazed window to rear.
- BEDROOM TWO:** 3.66m x 3.25m (12' x 10'8) Radiator, feature cast iron fireplace, over stair cupboard, hatch to loft space. Double glazed window to front.

OUTSIDE

- REAR GARDEN:** Approximately 70ft. (21.22m) Landscaped South facing garden with large stone paved patio, outside tap, astro turf, side access gate.
- FRONT GARDEN:** Laid to shingle, stone path to front door.
- PARKING:** There are communal on road parking bays to the front on a strictly first come, first served basis.
- 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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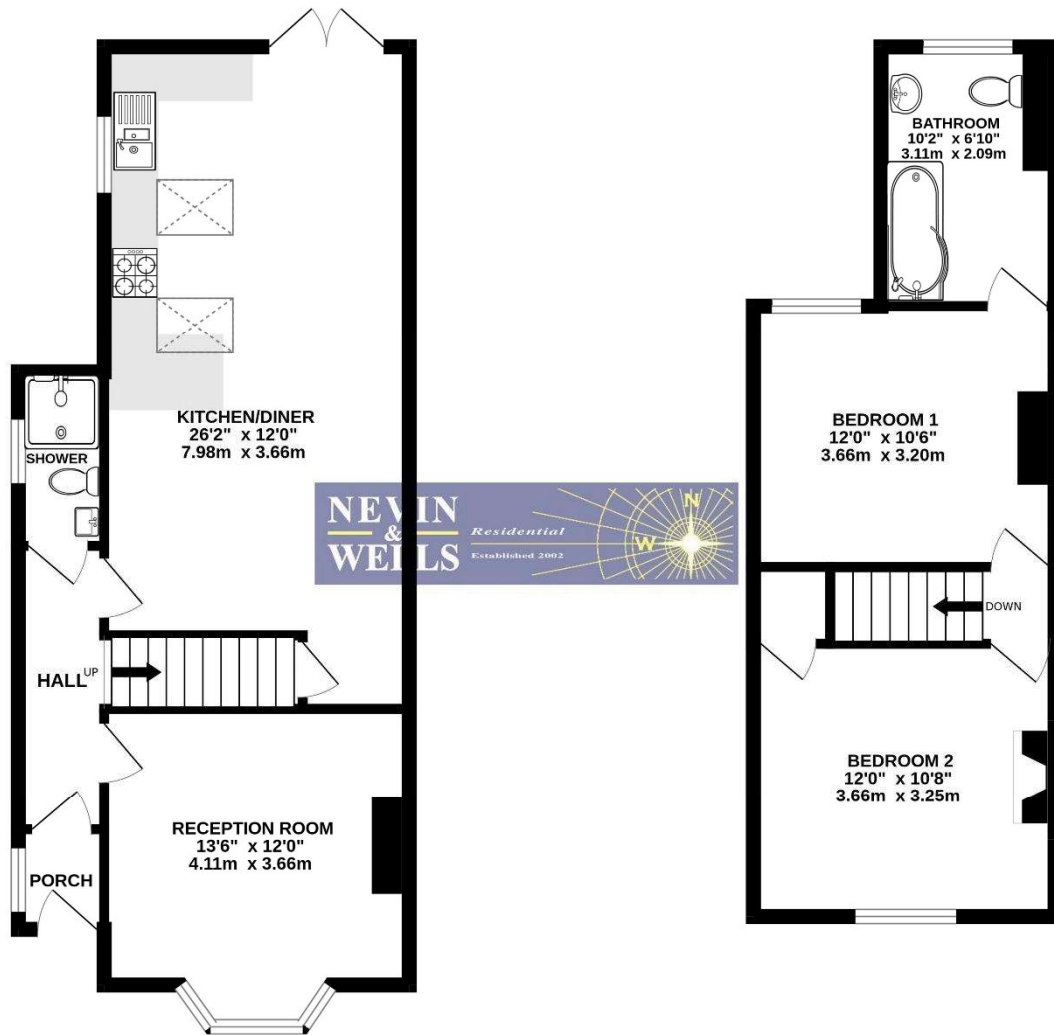
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FLOORPLAN

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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EPC

44, The Causeway STAINES-UPON-THAMES TW18 3AX	Energy rating E
Valid until 12 June 2024	Certificate number 8954-7426-2290-5427-3996

Property type	Semi-detached house
Total floor area	84 square metres

Rules on letting this property

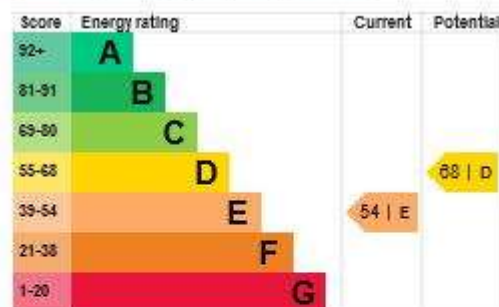
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60