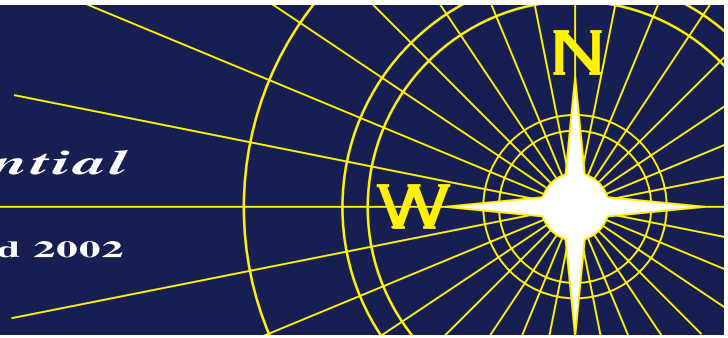


NEVIN & WELLS

Residential

Established 2002



Knightsbridge Crescent, Staines, TW18 2QR

£515,000 F/H



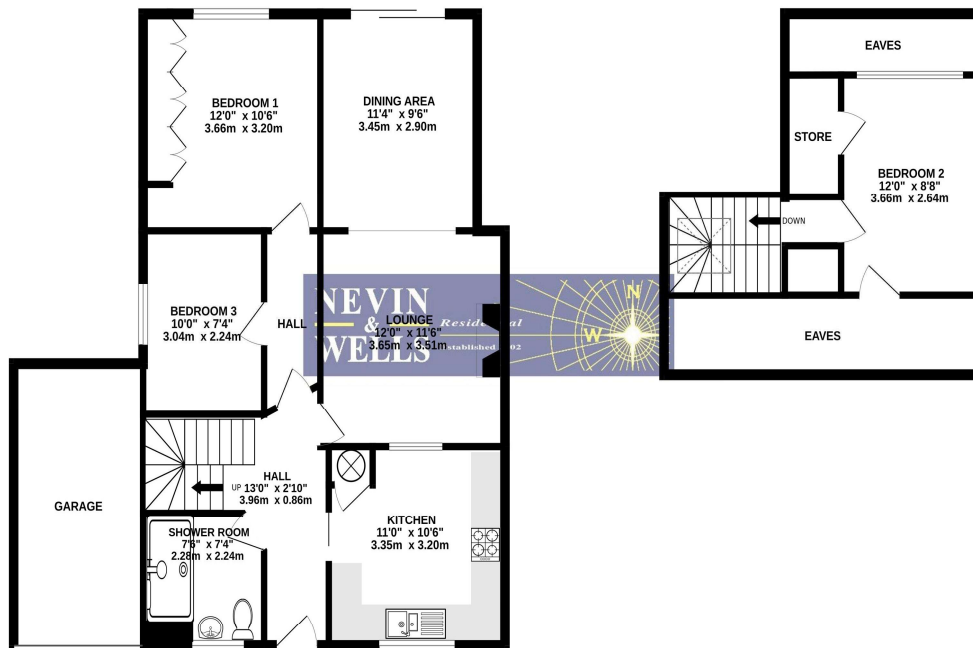
A three bedroom end-of-terrace chalet bungalow, situated in a quiet cul-de-sac, close to local shops and recreation park. This extended home is in need of some refurbishment but benefits from a spacious lounge/diner, large kitchen, modern shower room, double glazing and gas central heating. Externally, there is a secluded garden and single garage via private driveway. No onward chain.

ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000

Knightsbridge Crescent, Staines upon Thames, Middlesex, TW18 2QR

GROUND FLOOR
862 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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.
Made with Metroplan 6.0.2021

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

Energy performance certificate (EPC)

80, Knightsbridge Crescent STAINES-UPON-THAMES TW18 2QR	Energy rating E	Valid until: 22 June 2026 Certificate number: 8858-7526-4640-3662-8922
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Property type: Semi-detached bungalow
 Total floor area: 85 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	63 E	78 C
21-38	F		
1-20	G		

COUNCIL TAX BAND: E (Spelthorne Borough Council)
TENURE: Freehold
VIEWING: Call or email to book an appointment

