



**Westbourne Road, Staines-upon-Thames, TW18 1HF    £525,000 F/h**



A stunning extended two bedroom semi-detached bungalow, situated in one of the area's premier roads. This spacious property offers shaker style kitchen, open plan lounge/diner, luxury bathroom, two car driveway and 32ft(9.75m) West facing garden. Access to local schools, pubs and recreation park is a few minutes walk away. Staines mainline station and High Street shops are a 20 minute walk away.

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Double glazed door to side of property into:

**ENTRANCE  
HALLWAY:**

Dark oak effect tile flooring, radiator, hatch to loft space with folding ladder and light.

**LOUNGE:**

Feature fireplace housing log burner. Open plan into:-

**DINING ROOM:**

Radiator in ornate casement, porcelain tiled floor, vaulted ceiling with four double glazed Velux windows. Double glazed bi-folding doors into rear garden.

**KITCHEN:**

Extensive range of light grey base and eye level units, Quartz worktops, soft close doors and drawers, concealed lighting, cupboard housing electric meter and fuse board, ladder unit, integrated dishwasher and washing/dryer, built in electric double oven and microwave, four ring induction hob, stainless steel extractor hood, integrated tall fridge/freezer, additional built in freezer, cupboard housing Worcester Bosch gas combi boiler, porcelain tiled floor, brick tiled splashback. One half bowl sink unit with mixer tap housing a waste disposal unit. Double glazed door to side. Double glazed window to rear.

**BEDROOM ONE:**

Radiator, Coved cornice ceiling, storage cupboard. double glazed bay window to front with fitted blind.

**BEDROOM TWO:**

Radiator, Coved cornice ceiling, storage cupboard. double glazed window to front with fitted blind.

**BATHROOM:**

Luxury white suite comprising low level WC, wash hand basin set into vanity unit, claw foot bath with chrome mixer tap. Fully tiled walls, vertical radiator, tiled shower cubicle with dual head chrome mixer shower, extractor fan. Two double glazed windows to side.

**OUTSIDE**

**GARDEN:**

**32ft- 6.38m X 25'- 9.72m.** Porcelain tiled patio area, turf lawn, sleeper flower bed, side storage canopy, two external power points, outside tap, power point on back fence, side access gate.

**DRIVEWAY:**

Brick paved two car drive.

**COUNCIL TAX BAND:**

D - Spelthorne Borough Council

**VIEWINGS:**

**By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**



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**FLOORPLAN**

GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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

6 Westbourne Road STAINES-UPON-THAMES TW18 1HF		Energy rating <b>C</b>
Valid until <b>11 September 2034</b>	Certificate number <b>9324-3041-2201-9154-8204</b>	

Property type Semi-detached bungalow

Total floor area 68 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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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