

NEVIN & WELLS

Residential

Established 2002



Avondale Avenue, Staines, TW18 2PL

£550,000 F/H



Situated on a corner plot, a well presented three bedroom detached bungalow, situated close to local shops and the River Thames. This extended property offers open plan kitchen/living, modern bathroom, covered Pergola, garage to rear and neatly landscaped gardens. Access to Staines mainline station, Thames Health Club and High Street shops is a ten minute walk away.

169/170 High Street, Egham, Surrey, TW20 9EJ
Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk



Avondale Avenue, Staines-upon-Thames, Middlesex, TW18 2PL

Double glazed front door to:

<u>ENCLOSED PORCH:</u>	Radiator, laminated flooring, coat cupboard. Dual aspect double glazed windows to side and front. Arch into: -
<u>ENTRANCE HALLWAY:</u>	Radiator, laminate flooring, wall mounted dresser unit, hatch to loft space with folding ladder and light.
<u>LOUNGE:</u>	Radiator, laminated flooring, feature brick-built fireplace. Double glazed Bay window to front
<u>BATHROOM:</u>	White suite comprising low level WC, wash hand basin set into vanity unit, panel bath with electric mixer shower over, fitted glass shower screen, ceramic tiled floor and walls, ladder radiator, extractor fan. Frosted double glazed window to side.
<u>KITCHEN:</u>	Range of Shaker style base and eye level units, laminated worktops, built in cooking range with double electric oven and five ring gas hob, stainless steel extractor hood, space for washing machine and fridge/freezer, space for dishwasher, wall mounted Vaillant combi boiler, one and a half bowl stainless steel sink unit with chrome mixer tap. Open plan into: -
<u>DINING ROOM:</u>	Radiator, laminated flooring. Dual aspect double glazed windows to side and rear. Open plan into: -
<u>READING AREA:</u>	Radiator, laminated flooring. Double glazed window to side. French doors into gazebo and rear garden.
<u>BEDROOM ONE:</u>	Radiator, built in wardrobes, laminated flooring. Double glazed window to side.
<u>BEDROOM TWO:</u>	Radiator, built in wardrobes, laminated flooring. Double glazed window to side.
<u>BEDROOM THREE:</u>	Radiator built in storage, laminated flooring. Double glazed window to side.
<u>GARAGE:</u>	Detached garage to rear with light and power. Driveway in front with parking for one car.

OUTSIDE

<u>COVERED GAZEBO:</u>	Light, timber decking, removable PVC wind shields.
<u>REAR GARDEN:</u>	Brick paved patio, feature pond, inset shrubs, small tool shed. Rear access gate.
<u>SIDE GARDEN:</u>	Concrete patio, feature pond, inset trees and shrubs. Side access gate.
<u>FRONT GARDEN:</u>	Shaped stone patio, inset trees and shrubs, gate to front.
<u>COUNCIL TAX BAND:</u>	D - Runnymede Borough Council

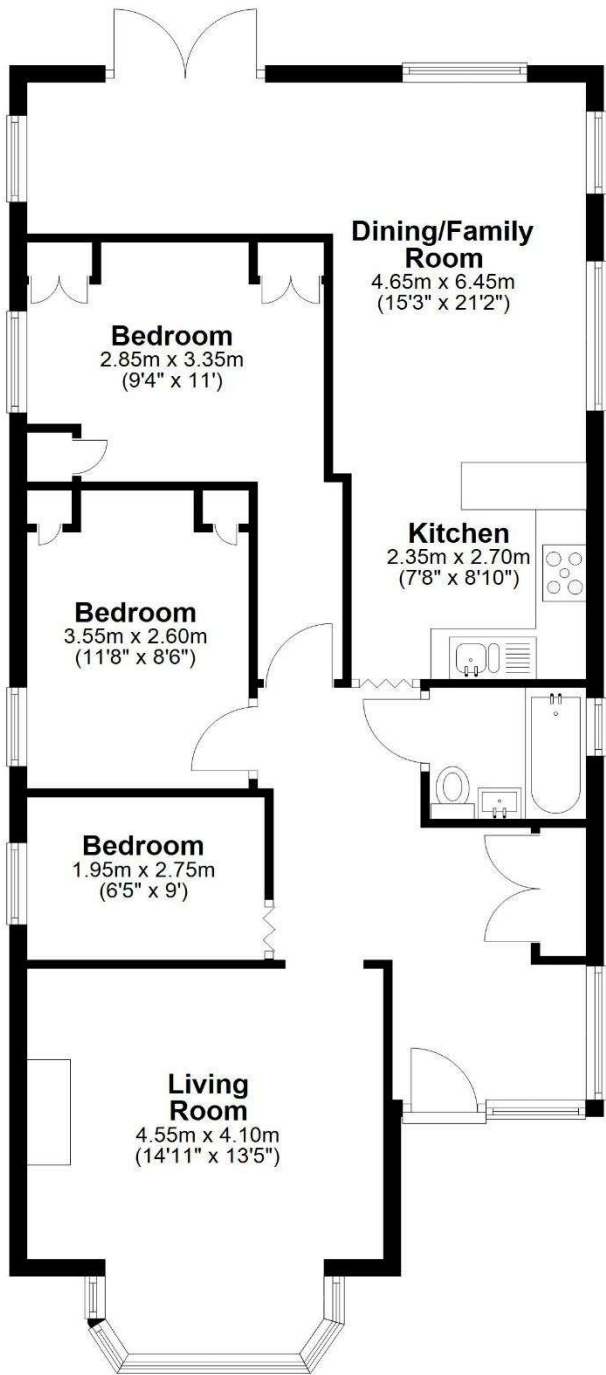
VIEWINGS: By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk



FLOORPLAN

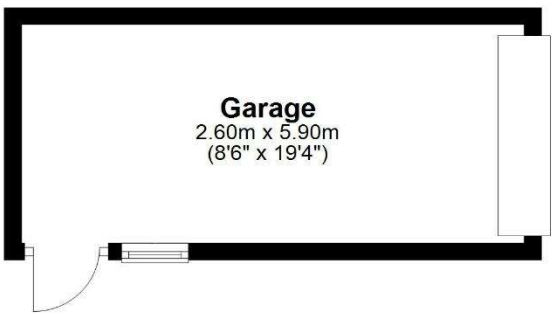
Ground Floor

Approx. 88.2 sq. metres (949.3 sq. feet)



Garage

Approx. 15.3 sq. metres (165.1 sq. feet)



Total area: approx. 103.5 sq. metres (1114.4 sq. feet)

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

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EPC

43 Avondale Avenue STAINES-UPON-THAMES TW18 2PL		Energy rating C
Valid until 25 September 2035	Certificate number 6435-7021-2100-0056-5222	

Property type 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](#).

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		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		