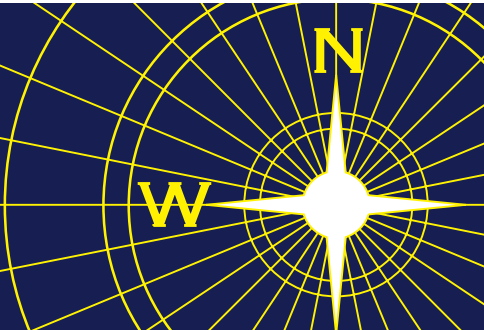




Laleham Road, Staines-upon-Thames, TW18 2DS

£475,000 F/H



A fantastic two bedroom Edwardian character home, situated minutes from the mainline station, High Street and The River Thames. This spacious property offers two large reception rooms, modern kitchen and shower room, downstairs cloakroom, loft room/office, 35ft (10.67m) garden and two car parking to rear. Access to brand new leisure centre and local schools is also close at hand.

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Composite double glazed front door into:

**ENTRANCE
HALLWAY:**

Feature tiled floor, cupboard housing fuse board, stairs to first floor.

LOUNGE:

Radiator, picture rail, feature cast iron fireplace, original door. Double glazed bay window to front.

DININGROOM:

Two radiators, ceramic tiled floor, under stairs storage with original doors, original door into hall. Dual aspect double glazed windows to side and rear. Glazed door into:-

KITCHEN:

Range of gloss white base and eye level units, laminated work tops, part tiled walls, space for washing machine, space for tumble dryer, space for Fridge/freezer, ceramic tiled floor. Radiator. Built in stainless steel oven and four ring gas hob, extractor hood, wall mounted Worcester Bosch gas combi boiler, stainless steel single bowl sink. Double glazed window and door to side.

LANDING:

Space for drawer unit, door into shower room and access door to loft room.

BEDROOM ONE:

Radiator, picture rail, feature cast iron fireplace. Double glazed window to front.

BEDROOM TWO:

Radiator, coved cornice ceiling, built in wardrobe unit, air conditioning unit. Double glazed window to rear.

SHOWER ROOM:

White suite comprising low level WC, pedestal wash hand basin, radiator, part tiled walls, shower cubicle housing chrome mixer shower, ceramic tiled floor, extractor fan. Frosted double glazed window to side.

**ORIGINAL LOFT
ROOM:**

Radiator, eaves storage. Two double glazed Velux windows. Double glazed window to side.

OUTSIDE

FRONT GARDEN:

Inset shrubs, dwarf brick wall to front.

REAR GARDEN:

Approximately 35ft (10.67m). small timbre shed, astro turf, timbre seating deck, outside tap, various shrubs. Rear gate onto: -

PARKING:

Two car parking via service road to rear.

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**

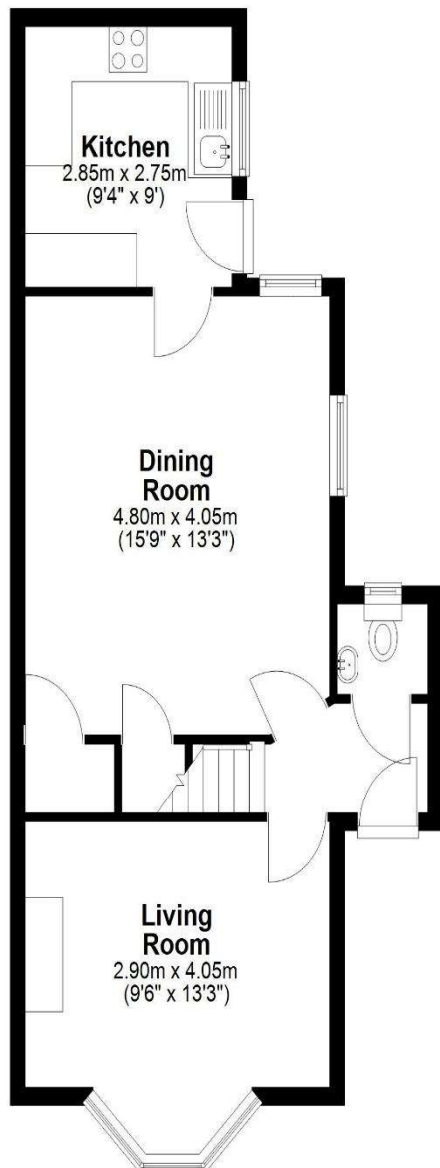


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FLOORPLAN

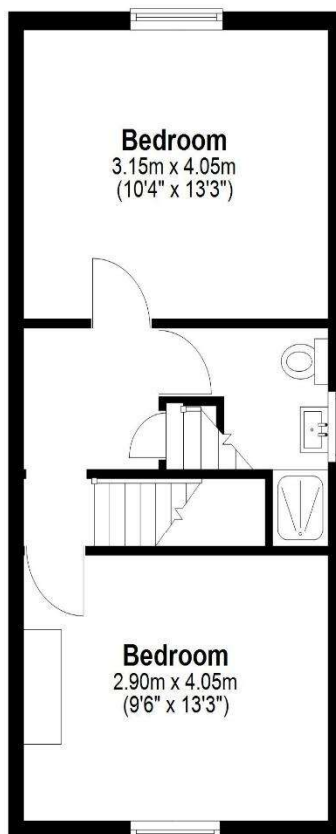
Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



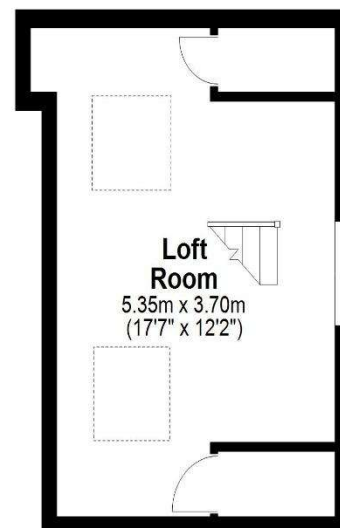
First Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



Loft Room

Approx. 20.0 sq. metres (215.7 sq. feet)



Total area: approx. 101.4 sq. metres (1091.9 sq. feet)

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

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EPC

21 Laleham Road STAINES-UPON-THAMES TW18 2DS		Energy rating D
Valid until 17 December 2035	Certificate number 2790-8584-0922-2595-3253	

Property type	Semi-detached house
Total floor area	78 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 D. It has the potential to be C.
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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