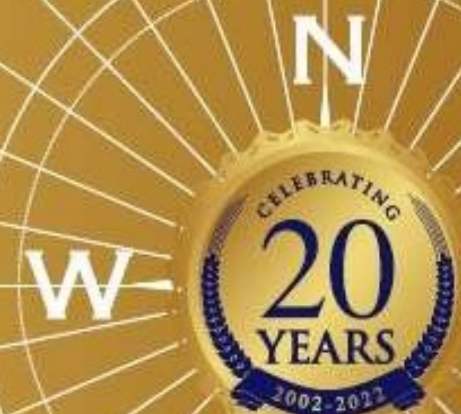


NEVIN & WELLS

Distinctive Homes

Established 2002



Avenue Road, Staines upon Thames, TW18 3AW

£700,000 Freehold

Avenue Road, Staines upon Thames, Middlesex, TW18 3AW

A truly stunning four bedroom, three bathroom family home, situated in a quiet tree lined 'no through road'. This spacious and versatile home offers open plan living/dining, gloss cream fitted kitchen, annexe bedroom with en-suite, full double glazing and gas central heating. Externally, there is a neatly landscaped 65ft (19.81m) rear garden with access to workshop/gym and to front, a three car drive. Access to High Street shops and restaurants is a 10 minute walk away and the mainline station and new leisure centre are a 15 minute walk.

CANOPY PORCH: Oak front door with double glazed panels to side and courtesy light. Opening into:

ENTRANCE HALLWAY: Radiator, coat and meter cupboards, oak effect flooring, fitted wall mirror, cupboard housing Glow-worm gas combination boiler, storage unit. Double glazed window to side. Door into:-

BEDROOM ONE: Radiator, built in wardrobe, concealed 'pull down' double bed unit with storage, oak effect flooring. Two double glazed windows to front, concealed side door. Door into:-

EN-SUITE SHOWER ROOM: In white with pedestal wash hand basin, low level WC with concealed flush, glass shower cubicle housing electric mixer shower, part tiled walls, chrome ladder radiator, extractor fan, display recess.

INNER LOBBY: Under stair storage cupboards, oak effect flooring, stairs to first floor. Door into:-

SHOWER ROOM: Luxury white suite comprising wash hand basin set onto tiled shelf, low level WC with concealed flush, shower cubicle with glass screen housing chrome mixer shower. Travertine tiled floor and walls, fitted wall mirror, chrome ladder radiator, display recess, extractor fan. Double glazed window to side.

LOUNGE: Radiator, oak effect floor, feature fireplace housing log burner, display shelves, open plan into:-

DINING ROOM: Radiator, oak effect flooring, double glazed window to side, double glazed window to rear with electronic blind. Three double glazed Velux ceiling windows. Open plan into:-

KITCHEN: Extensive range of gloss cream base and eye level units, oak effect flooring, glass splashback, wood block worktops, breakfast bar with stools, larder unit, integrated fridge/freezer, space for washing machine, soft close doors and drawers, integrated dishwasher. Built in electric double oven and four ring halogen hob, fold down stainless steel extractor fan, single bowl single drainer stainless steel sink with Grohe chrome mixer tap. Double glazed window to side.

LANDING: Hatch to loft space. Full height double glazed window to side

BEDROOM TWO: Radiator, oak effect flooring, eaves storage cupboards. Double glazed window to rear.

BEDROOM THREE: Radiator, oak effect flooring, built in wardrobes. Double glazed window to front.

BEDROOM FOUR: Radiator, oak effect flooring, built in wardrobes. Double glazed window to front.

BATHROOM: Luxury white suite comprising low level WC with concealed flush, bidet, gull wing wash hand basin set into vanity unit, chrome ladder radiator, oak effect flooring. Panel bath with chrome mixer shower over, folding glass shower screen, fitted flat screen TV, storage cupboards, display shelf, wall mirror with sensor light, extractor fan. Double glazed window to side.

OUTSIDE

REAR GARDEN: **65ft (19.81m)** A neatly landscaped and secluded garden with various trees and shrubs, outside tap, timber deck and side access gate.

WORKSHOP/GYM: Brick built with light and power. Double glazed window and door.

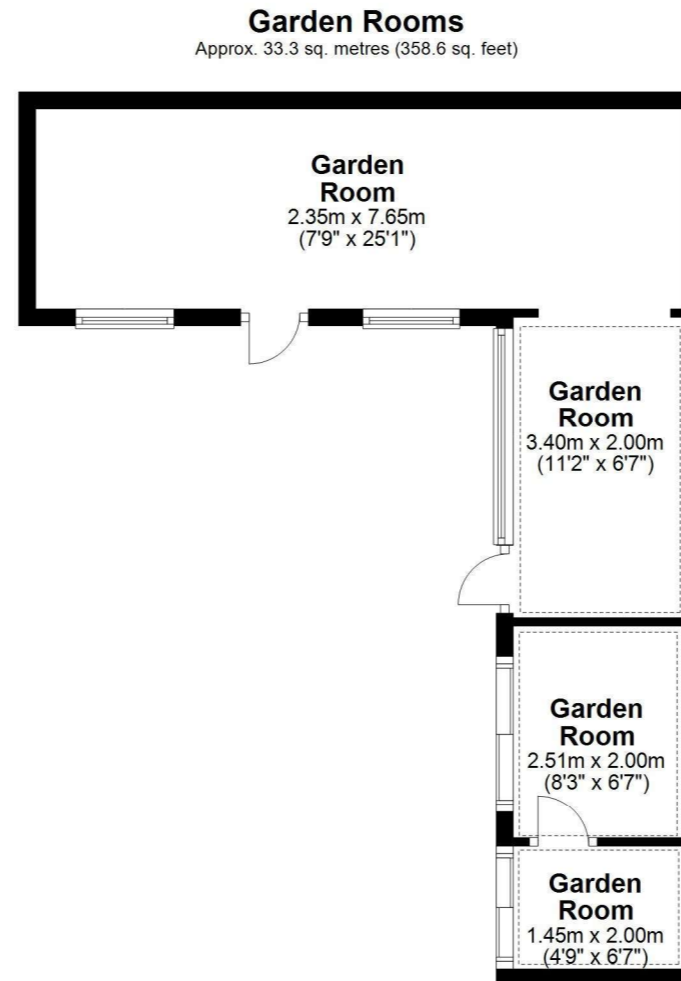
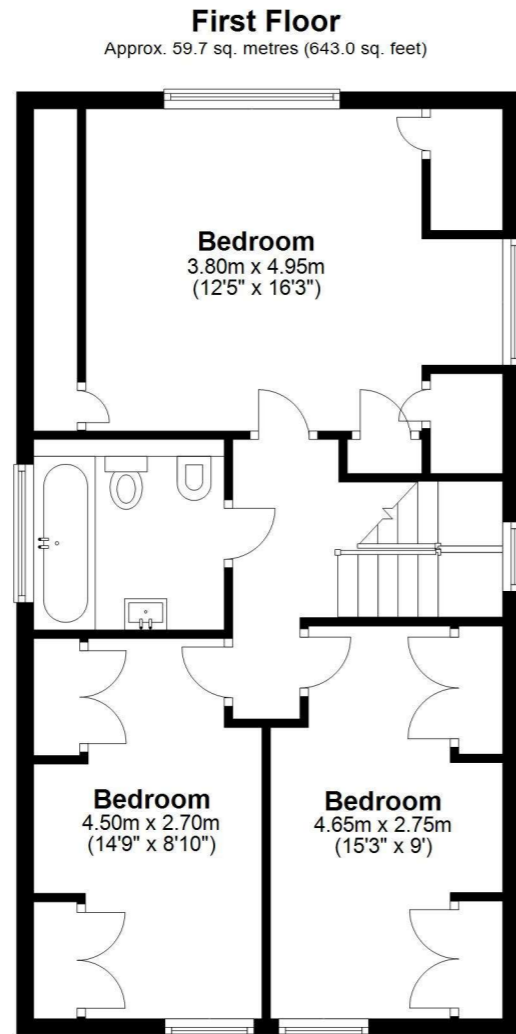
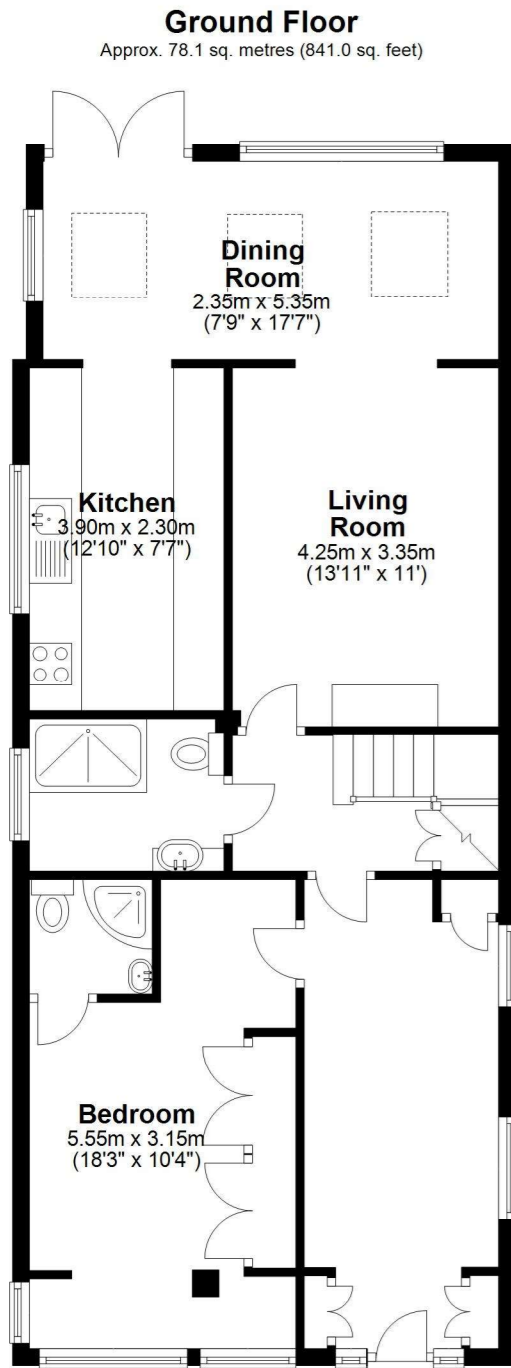
DRIVE: Private three car driveway

COUNCIL TAX BAND: E - 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

EPC



Total area: approx. 171.2 sq. metres (1842.5 sq. feet)

31b Avenue Road
STAINES-UPON-THAMES
TW18 3AW

Energy rating
C

Valid until
27 June 2034

Certificate number
3900-2439-0422-2328-3643

Property type: Detached house
Total floor area: 137 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		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

