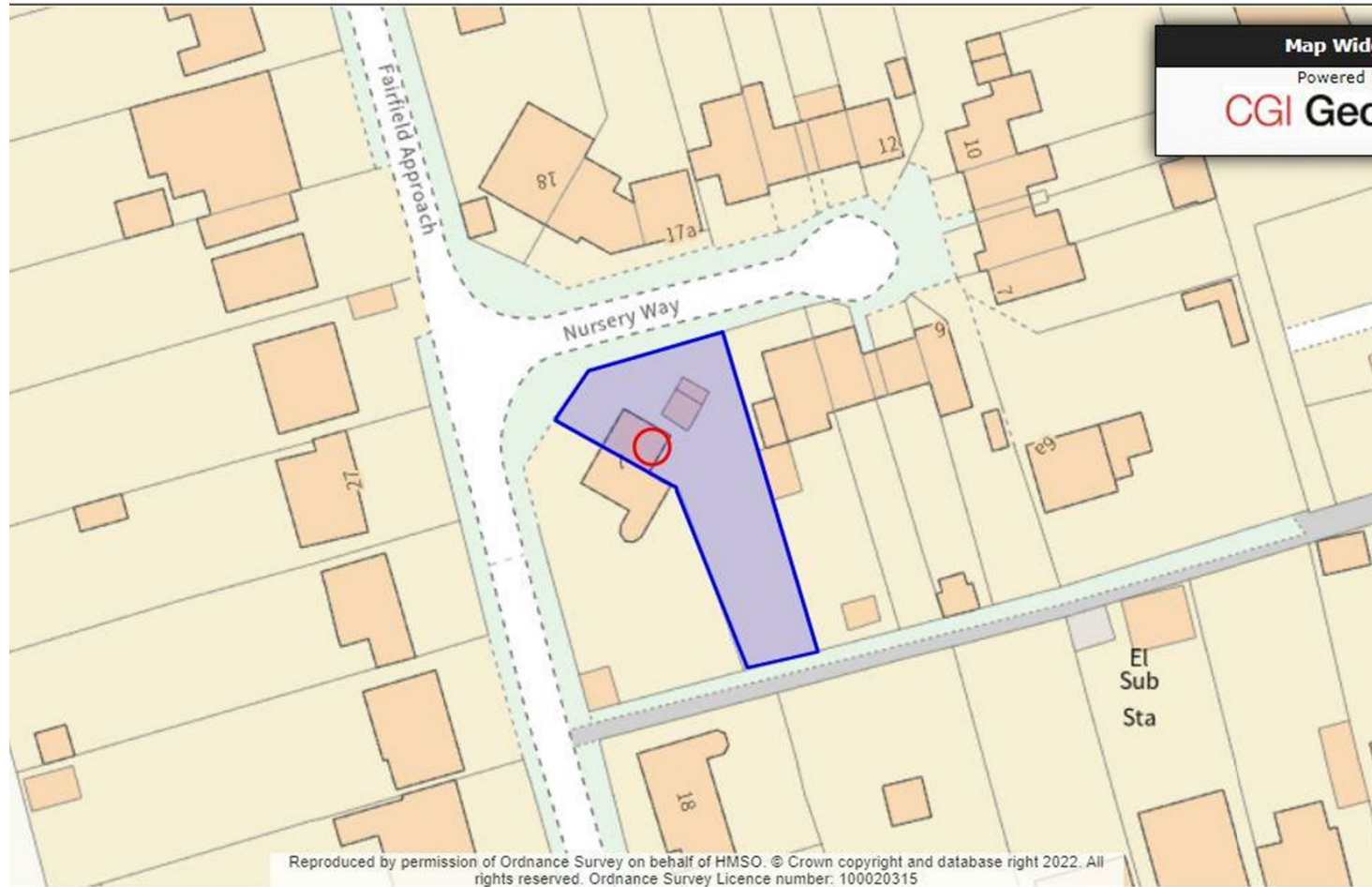




**Nursery Way, Staines-Upon-Thames, TW19 5DT**  
**Guide Price £619,950**

**DBK**  
ESTATE AGENTS



## Nursery Way, Staines-Upon-Thames, TW19 5DT Guide Price £619,950

This beautifully refurbished semi-detached house is ready for immediate occupancy with NO ONWARD CHAIN and the bonus of Approved Planning Permission for a part single, part two-storey side and rear extension, offering an excellent opportunity for future expansion.

Inside, the property has been modernised throughout, boasting three bedrooms, a reception room and a sleek, fully-fitted modern kitchen, perfect for both family living and entertaining. The stylish shower room with WC adds a contemporary touch to the home.

Outside, you'll find both large front and rear gardens, offering ample outdoor space and a private retreat. Rear vehicle access adds convenience, especially for parking and additional storage options.

Planning Reference - 21/03474/FULL - Part single and part two storey side/rear extension.

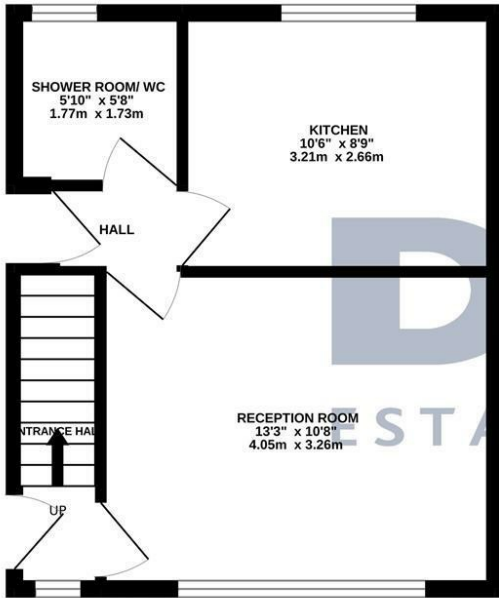
Sited on this prominent residential road the property lays within close proximity to local amenities including Co-Op Food as well being located close by to Windsor and Staines providing ample retail and leisure services. For motorists the M25, M3 and M4 provides links to neighbouring towns and for those commuting to The City, Wraysbury Station is 1.2 mile from the property. Local Reputable schools include Wraysbury Primary School, St John's Beaumont School and St Peter's Church of England Middle School.

## Key Features

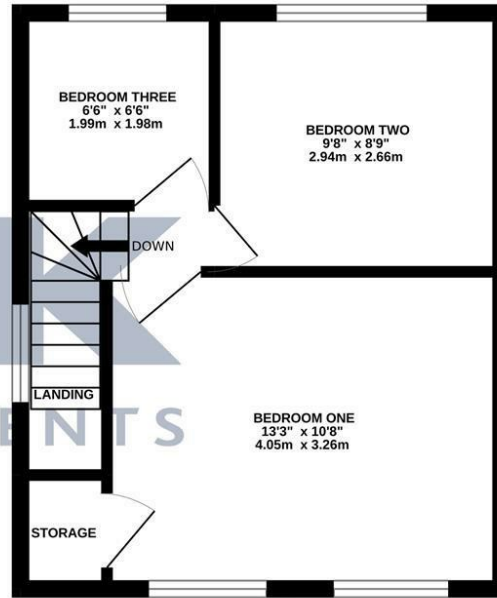
- Approved Planning Permission + No Onward Chain
  - Recently Refurbished Throughout
    - Semi-Detached House
      - Three Bedrooms
    - Modern Fitted Kitchen
    - Sizeable Reception Room
    - Stylish Shower Room/ WC
  - Large Front & Rear Gardens
    - Rear Vehicle Access
  - Wraysbury Station 1.2 Miles



GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



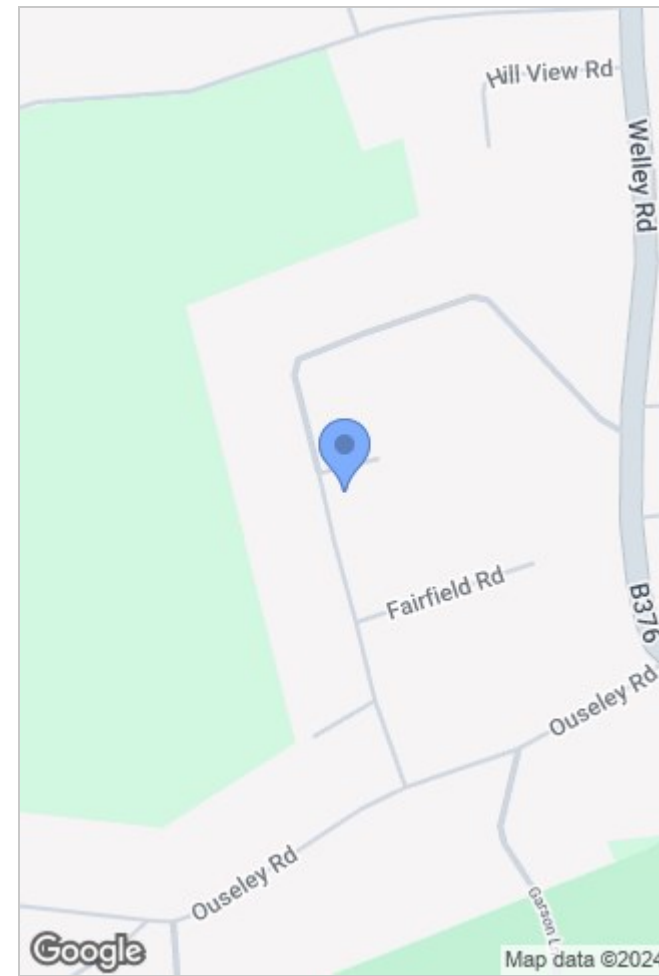
1ST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	