

NEVIN & WELLS

Residential

Established 2002



Guildford Street, Staines, TW18 2EQ

£450,000 Freehold



A well presented three bedroom character home, in a quiet no through road, situated 10 minutes' walk from mainline station (Waterloo 36 minutes) and High Street shops. Benefits include feature fireplaces, modern kitchen, replacement bathroom and 50ft (15.24m) rear garden. Access to River Thames towpath walks and brand new leisure centre is also close at hand. **NO ONWARD CHAIN.**

Guildford Street, Staines upon Thames, Middlesex, TW18 2EQ

- BRICK PORCH:** Enclosed porch with glazed internal door into:-
- HALLWAY:** Radiator, half panelled wall, stairs to first floor. Door into rear garden.
- LOUNGE:** Radiator, meter cupboard, coved cornice ceiling, feature Limestone fireplace, cupboard housing fuseboard. Double glazed bay window to front with fitted shutters blinds.
- DINING ROOM:** Radiator, coved cornice ceiling, under stair storage cupboard, chimney display recess. Double glazed window to side. Arch into:-
- KITCHEN:** Range of Pine panel base and eye level units, laminate worktops, ceramic tiled flooring, integral dishwasher, space for washing machine, tiled splashback. Built in electric double oven and fitted four ring gas hob, stainless steel extractor hood, one and a half bowl stainless steel sink unit with chrome mixer tap. Arch into:-
- INNER LOBBY:** Ceramic tiled floor, cupboard housing gas combination boiler, door into rear garden. Internal door into:-
- BATHROOM:** Luxury white suite comprising low level W.C, pedestal wash hand basin, P-shaped panel bath with chrome mixer tap and electric shower over, fitted glass shower screen, radiator, ceramic tiled flooring, fully tiled walls. Frosted double glazed window to rear.
- LANDING:** Hatch to loft space with folding ladder.
- BEDROOM ONE:** Radiator, coved cornice ceiling, chimney display recess. Double glazed window to front with fitted shutter blinds.
- BEDROOM TWO:** Radiator. Double glazed window to rear.
- BEDROOM THREE:** Radiator. Double glazed window to rear.

OUTSIDE

- REAR GARDEN:** **50ft (15.24m)** Lawn, timber deck, wooden shed, external power point, various shrubs, brick paved patio.
- FRONT GARDEN:** Dwarf brick wall to front boundary.
- 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

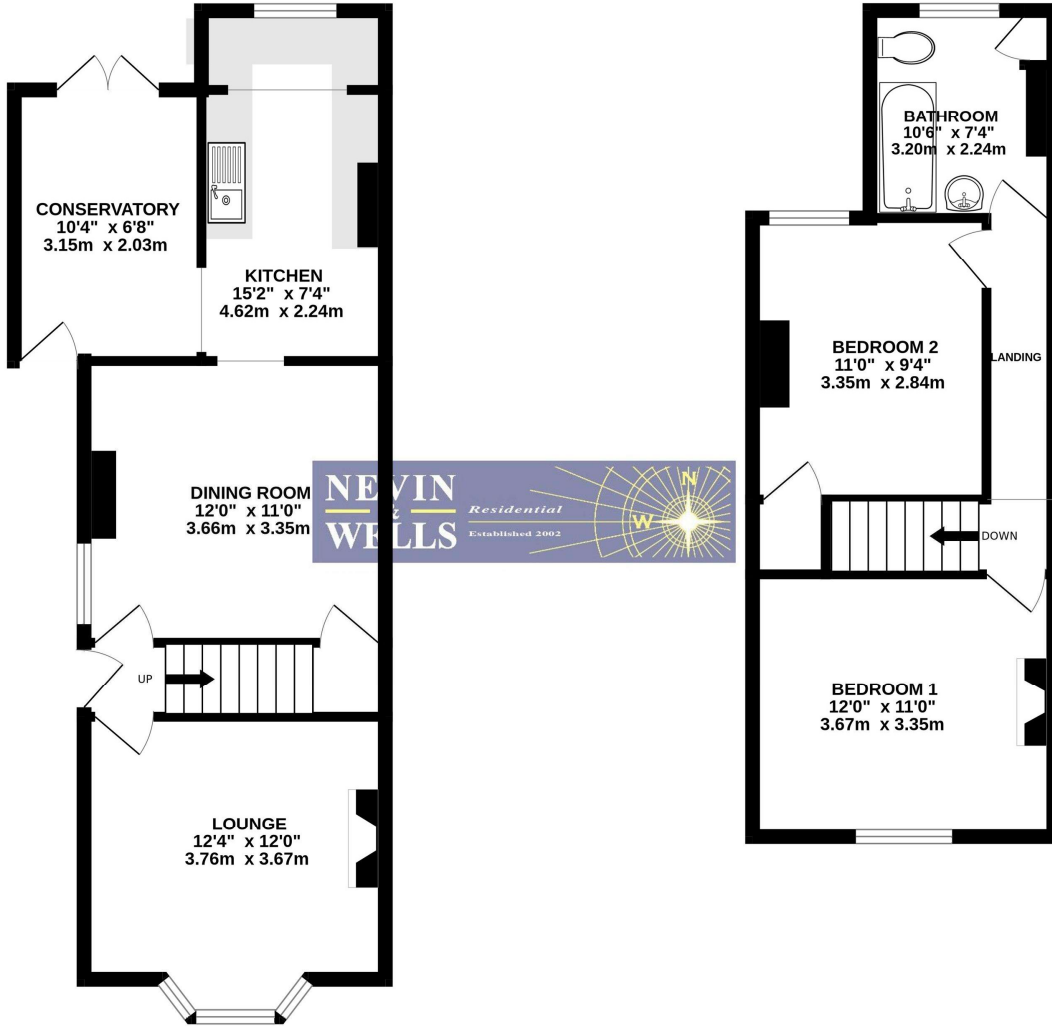


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FLOORPLAN

GROUND FLOOR
478 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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

9 Guildford Street STAINES-UPON-THAMES TW18 2EQ	Energy rating D
Valid until 9 August 2031	Certificate number 1800-5718-0022-4008-3893

Property type Semi-detached house

Total floor area 86 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60