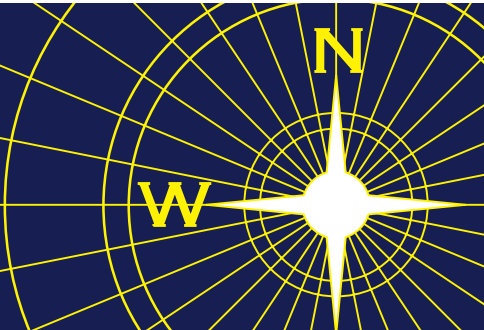




Willowmead, Laleham, TW18 2SH

£375,000 F/H



A beautifully presented two double bedroom modern terrace located in a cul-de-sac on the out skirts of Laleham Village, offering easy access to the River Thames towpath, Staines shopping centre and mainline station with links to Waterloo in thirty minutes. The property hosts modern fitted kitchen, lounge/diner with access to private, low maintenance rear garden and modern fully fitted first floor bathroom. Further benefits include allocated parking for two cars and gas central heating. A perfect first time purchase or downsizer move.

Willowmead, Laleham, Middlesex, TW18 2SH

Front door into:

**ENTRANCE
HALLWAY:**

Grey wood effect flooring, radiator, stairs to first floor.

KITCHEN:

Front aspect double glazed window, tiled floor and tiled splash back, range of base and eye level cream gloss units, stainless steel sink and drainer, fitted gas hob and electric oven, space for washing machine, space for fridge/freezer, gas boiler. Door into: -

LOUNGE:

Grey wood effect flooring, radiator, understairs storage cupboard, UPVC windows and door out to garden.

**FIRST FLOOR
LANDING:**

Doors to all rooms and loft hatch.

BEDROOM ONE:

Rear aspect double glazed window, radiator, fitted double wardrobe, carpet flooring.

BEDROOM TWO:

Front aspect double glazed window, radiator, carpet floor, fitted airing cupboard housing immersion tank.

BATHROOM:

Tiled floor and walls, low level concealed WC, wash hand basin with mixer tap and storage, fitted chrome towel rail, bath with shower over and glass shower screen.

OUTSIDE

REAR GARDEN:

Approximately 40ft. Patio area with path down to timber shed, laid artificial grass, and rear access via passage way.

PARKING:

For two vehicles. And outside storage cupboard.

COUNCIL TAX BAND: D - Spelthorne Borough Council

VIEWINGS:

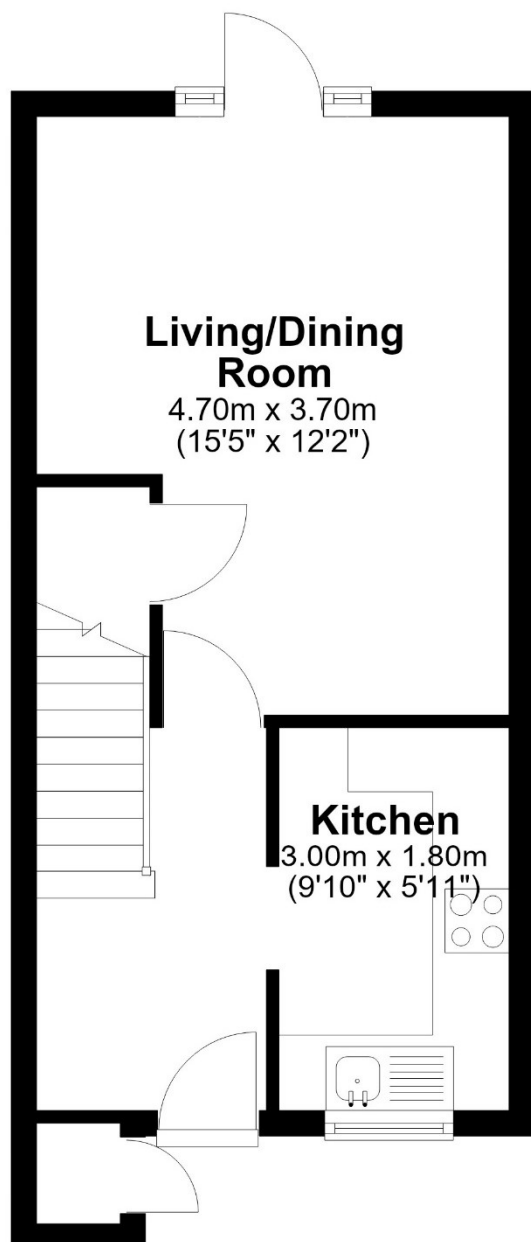
**By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk**



FLOORPLAN

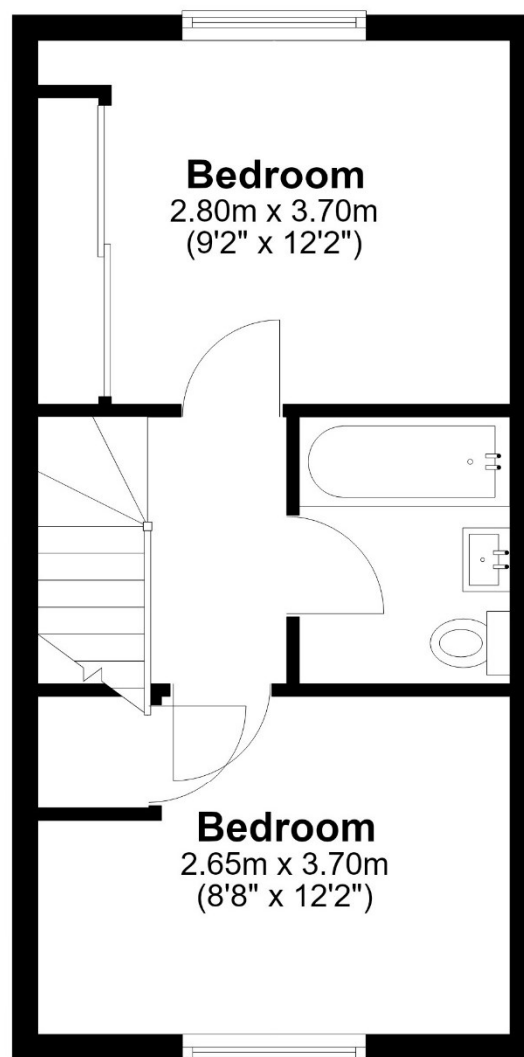
Ground Floor

Approx. 29.4 sq. metres (317.0 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.4 sq. feet)



Total area: approx. 58.2 sq. metres (626.4 sq. feet)

Wiillowmead, Laleham, Middlesex, TW18 2SH

EPC

4 Willowmead STAINES-UPON-THAMES TW18 2SH		Energy rating C
Valid until 16 September 2036	Certificate number 9630-3066-8201-8236-5200	

Property type	Mid-terrace house
Total floor area	58 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 C.
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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