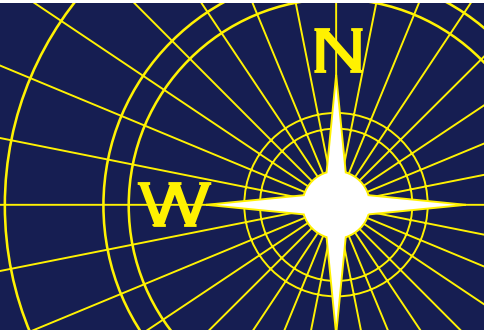




Pinewood Drive, Middlesex, TW18 2DB

£725,000 F/H



A spacious three bedroom chalet detached home, positioned in a private residential close. This versatile property offers a large lounge open plan into dining room, kitchen/breakfast room, downstairs cloakroom and two bathrooms (one en-suite). Externally, there is a 35ft x 43ft (16m13m) rear garden and detached brick garage via long private drive. Access to mainline station, new leisure centre and Staines Preparatory school is a two minute walk. No onward chain.

Pinewood Drive, Staines-upon-Thames, Middlesex, TW18 2DB

Hardwood front door into:

<u>ENTRANCE HALLWAY:</u>	Storage cupboard, coat cupboard, radiator, under stairs cupboard, stairs to first floor.
<u>WC:</u>	White suite comprising low level WC, wash hand basin, radiator, part tiled walls, extractor fan.
<u>BEDROOM ONE:</u>	Radiator, coved cornice ceiling, built in wardrobes and drawer unit. Leaded light double glazed Oriel window to front. Door into:
<u>EN-SUITE SHOWER</u>	Champagne coloured suite comprising low level WC, pedestal wash hand basin, radiator, fully tiled walls, glass shower cubicle housing chrome mixer/shower. Extractor fan. Frosted double glazed window to side.
<u>KITCHEN/BREAKFAST ROOM:</u>	Range of base and eye level units, laminated work tops, space for washing machine and tumble dryer, radiator, part tiled walls, breakfast bar, space for fridge freezer, integrated dishwasher, wall mounted Baxi gas boiler. Built in electric double oven and four ring halogen hob, extractor hood. One and a half bowl single drainer sink unit with mixer tap. Double glazed leaded light Oriel window to front, double glazed door and window to side.
<u>LOUNGE:</u>	Radiator, coved cornice ceiling, brick fireplace. Double glazed window and sliding patio door to rear. Double doors into: -
<u>DINING ROOM:</u>	Radiator, coved cornice ceiling. Double glazed window to rear.
<u>LANDING:</u>	Hatch to loft space with ladder. Double glazed Velux ceiling window. Airing cupboard housing Megaflo hot water cylinder.
<u>BEDROOM TWO:</u>	Radiator, built in wardrobes and dressing table. Double glazed window to rear.
<u>BEDROOM THREE:</u>	Radiator, eaves storage cupboard. Leaded light double glazed window to front.
<u>BATHROOM:</u>	Champagne colour suite comprising low level WC, pedestal wash hand basin, panel bath with mixer tap, radiator, fully tiled walls, glass shower cubicle housing chrome mixer/shower. Extractor fan. Frosted double glazed window to side. .

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 53ft x 43ft (13m x 16m). Lawn, paved patio, courtesy lighting, timber shed, various shrubs.
<u>FRONT GARDEN:</u>	Inset shrubs. Double metal gates to front.
<u>GARAGE:</u>	Detached brick garage, light and power, approached via long private drive.
<u>PARKING:</u>	Ample off street parking via a private gated driveway.
<u>COUNCIL TAX BAND:</u>	G – Spelthorne Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

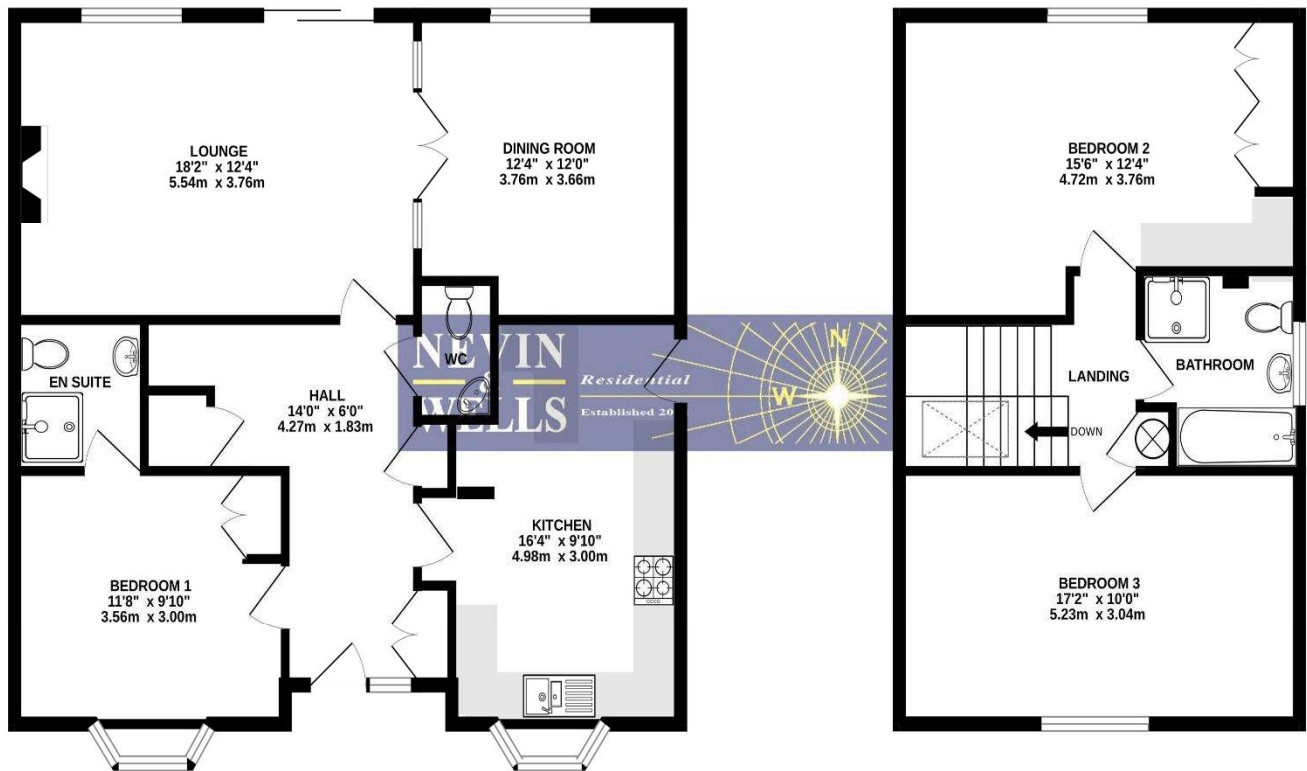


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FLOORPLAN

GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

PINE COT PINWOOD DRIVE STAINES-UPON-THAMES TW18 2DB		Energy rating D
Valid until 26 November 2030	Certificate number 2730-8729-0009-0863-1226	

Property type	Detached house
Total floor area	129 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		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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