



**Sykes Drive, Staines-upon-Thames, TW18 1TA**

**£465,000 F/H**



Situated in a cul-de-sac, this three bedroom end of terrace home is in superb condition throughout. Benefits include large lounge, downstairs WC, kitchen/breakfast room, 30ft (9.14m) garden, garage in block and parking space to side. Access to mainline station, state and private schools, new leisure centre and Staines common is a few minute walk.

**Sykes Drive, Staines-upon-Thames, Middlesex, TW18 1TA**

<b><u>CANOPY PORCH:</u></b>	Light under, double glazed front door into:
<b><u>ENTRANCE HALLWAY:</u></b>	Radiator, Oak effect flooring.
<b><u>CLOAKROOM:</u></b>	In white with wash hand basin set into vanity unit, radiator, extractor fan, part tiled walls, low level WC with concealed flush. Double glazed window to front.
<b><u>LOUNGE/DINER:</u></b>	Radiator, Oak effect flooring, under stairs cupboard with light, stairs to first floor. Double glazed window to front. Doorway into: -
<b><u>KITCHEN/ BREAKFAST ROOM:</u></b>	Range of Birch wood base and eye level units, laminated work tops, space for appliances, built in electric oven and four ring gas hob, stainless steel extractor hood, radiator, space for breakfast table, ceramic tiled floor, tiled splash back, one and a half bowl stainless steel sink with chrome mixer tap. Double glazed window to rear, double glazed French door into rear garden.
<b><u>LANDING:</u></b>	Hatch to boarded loft space with folding ladder and light, with access to gas combi boiler, storage cupboard.
<b><u>BEDROOM ONE:</u></b>	Radiator, built in wardrobes. Double glazed window to front.
<b><u>BEDROOM TWO:</u></b>	Radiator, built in wardrobes. Double glazed window to rear.
<b><u>BEDROOM THREE:</u></b>	Radiator, built in storage unit. Double glazed window to rear.
<b><u>BATHROOM:</u></b>	White suite comprising low level WC, wash hand basin set into vanity unit, panel bath with chrome mixer shower over, part tiled walls, chrome ladder radiator, extractor fan. Double glazed window to front.

**OUTSIDE**

<b><u>REAR GARDEN:</u></b>	<b>Approximately 30ft (9.14m).</b> Lawn, brick BBQ, outside tap, side gate.
<b><u>DRIVEWAY:</u></b>	Parking to side for one car.
<b><u>GARAGE:</u></b>	Single garage in block with light and power.
<b><u>COUNCIL TAX BAND:</u></b>	E – Spelthorne Borough Council
<b><u>VIEWINGS:</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>

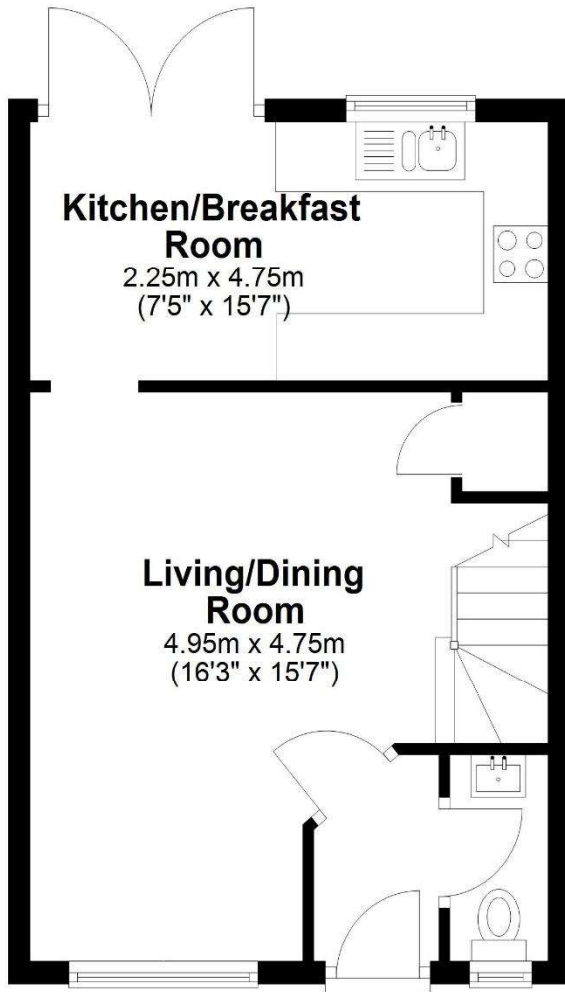


Sykes Drive, Staines-upon-Thames, Middlesex, TW18 1TA

**FLOORPLAN**

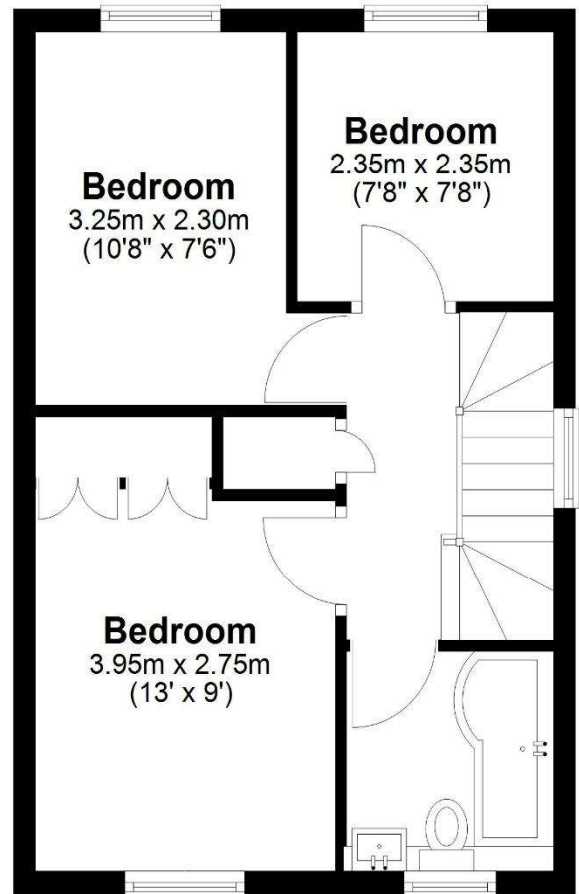
**Ground Floor**

Approx. 34.6 sq. metres (372.9 sq. feet)



**First Floor**

Approx. 34.6 sq. metres (372.9 sq. feet)



Total area: approx. 69.3 sq. metres (745.8 sq. feet)



Sykes Drive, Staines-upon-Thames, Middlesex, TW18 1TA

EPC

34 Sykes Drive STAINES-UPON-THAMES TW18 1TA		Energy rating <b>C</b>
Valid until <b>1 September 2035</b>	Certificate number <b>0027-3054-1201-0145-2204</b>	

Property type	End-terrace house
Total floor area	69 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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