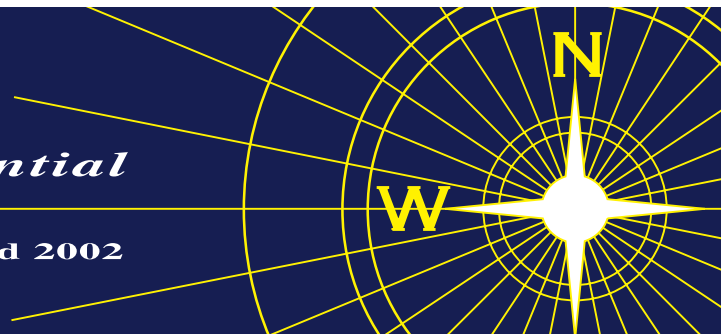




Yeoveney Close, Staines-upon-Thames, TW19 6EF

£425,000 F/H



Situated on a corner plot, a well presented two bedroom end of terrace home, set opposite scenic Staines moor. This spacious home offers a large dual aspect lounge/diner, shaker style kitchen, conservatory, modern bathroom and wide landing. Externally, there is a small paved rear garden in addition to side/front gardens and single garage in block. Access to High Street shops, Lammas Recreation park and The River Thames is a fifteen minute walk away.

Yeoveney Close, Staine-upon-Thames, Middlesex, TW19 6EF

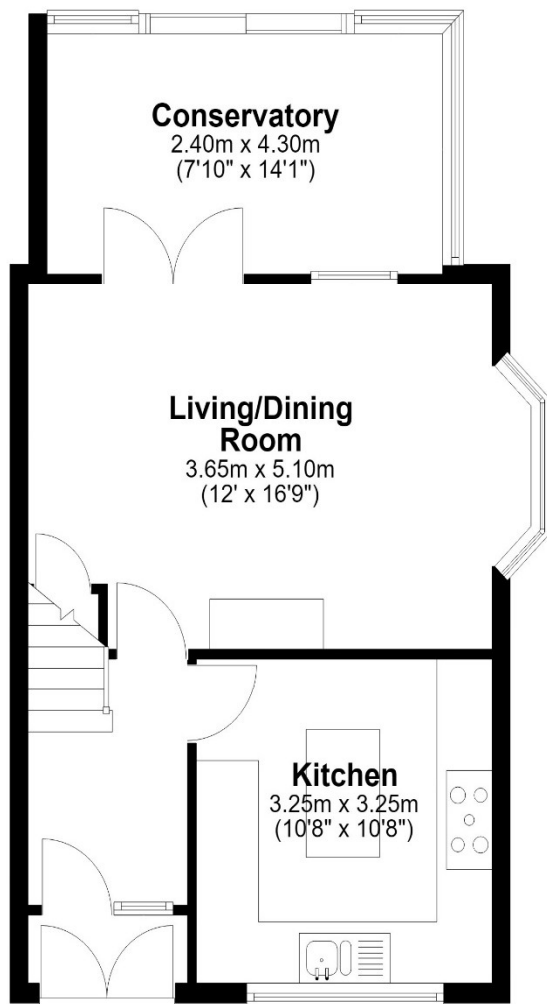
<u>ENCLOSED PORCH:</u>	Double glazed doors, coat rack. Glazed front door into: -
<u>ENTRANCE HALL:</u>	Radiator, Oak flooring, stairs to first floor.
<u>KITCHEN:</u>	Range of cream shaker style base and eye level units, laminated work tops, part tiled splash back, concealed lighting, ceramic tiled floor, integrated dishwasher and washing machine, electric convector heater, breakfast bar, integrated fridge and freezer, space for cooker and fitted extractor hood. One and a half bowl stainless steel single drainer sink unit with chrome mixer tap. Double glazed window to front.
<u>LOUNGE/DINING ROOM:</u>	Radiator, Oak flooring, under stairs cupboard housing fuse board, feature log burner, built in T.V unit. Double glazed bay window to side. Glazed doors into:-
<u>CONSERVATORY:</u>	Grey Oak effect flooring, wall mounted electric convector heater, feature panelled wall. Double glazed sliding patio door into rear garden.
<u>LANDING:</u>	Storage cupboard, radiator, hatch to loft space with folding ladder and light. Double glazed window to rear.
<u>BEDROOM ONE:</u>	Radiator, built in wardrobes. Double glazed window to front.
<u>BEDROOM TWO:</u>	Radiator, built in wardrobes. Double glazed window to rear.
<u>BATHROOM:</u>	White suite comprising low level WC, corner jacuzzi bath, glass shower cubicle housing mixer shower, wash hand basin set into vanity unit, fully tiled walls, chrome ladder radiator. Frosted double glazed window to front.
<u>OUTSIDE</u>	
<u>REAR GARDEN:</u>	Approximately 25ft (7.62m). Mainly paved with inset shrubs, storage shed, side access gate. Rear right of way.
<u>SIDE GARDEN:</u>	Various shrubs and pear tree.
<u>FRONT GARDEN:</u>	Lawn area and inset shrubs.
<u>GARAGE:</u>	Single garage in nearby block.
<u>N.B:</u>	This property has 'commoners rights' attached.
<u>COUNCIL TAX BAND:</u>	D – 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



FLOORPLAN

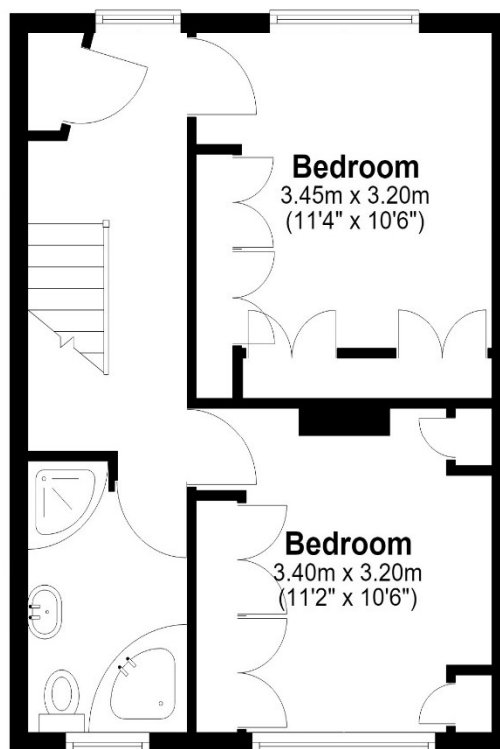
Ground Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 81.9 sq. metres (881.6 sq. feet)

Yeoveney Close, Staine-upon-Thames, Middlesex, TW19 6EF

EPC

10 Yeoveney Close
Moor Lane
STAINES-UPON-THAMES
TW19 6EF

Energy rating

D

Valid until

20 August 2036

Certificate number

0330-2409-3680-2726-5535

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

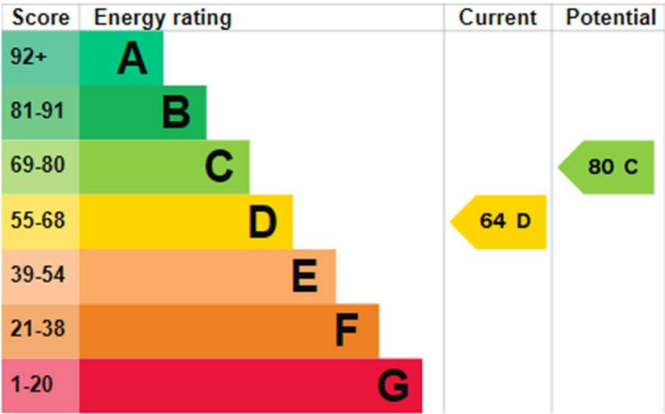
Properties can be let if they have an energy rating from A to E.

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](#).



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