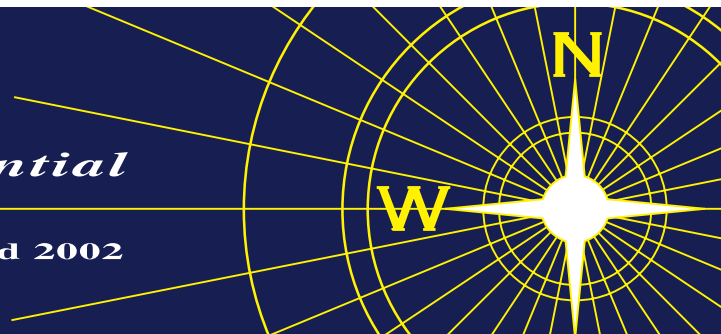




Beehive Road, Middlesex, TW18 2AH

£500,000 F/H



An extended three bedroom bungalow, situated minutes from the High Street, mainline station, bus station and new leisure centre. Offering open plan lounge/diner, gloss white kitchen, modern shower room and built in wardrobes. Externally, there is a South facing secluded 70ft (21.34m) garden, two car parking and a garage in nearby block. Access to scenic towpath walks, health centre and Elmsleigh Shopping Centre is also close at hand. No chain.

Beehive Road, Staines-upon-Thames, Middlesex, TW18 2AH

Double glazed front door at side of property, leading into: -

**ENTRANCE
HALLWAY:**

Radiator, coved cornice ceiling, hatch to loft space with folding ladder and light, doors into all rooms, airing cupboard housing hot water cylinder.

BEDROOM ONE:

Radiator, coved cornice ceiling, built in wardrobes and drawers. Double glazed window to front.

BEDROOM TWO:

Radiator, coved cornice ceiling, overhead storage and built in wardrobes. Double glazed window to front.

BEDROOM THREE:

Radiator, coved cornice ceiling, overhead storage, fitted shelving. Double glazed window to side.

SHOWER ROOM:

White suite comprising low level WC, pedestal wash hand basin, shower area housing electric mixer/shower, radiator, fully tiled walls, extractor fan. Frosted double glazed window to side.

**LOUNGE/DINING
ROOM:**

Two radiators, feature limestone fireplace, built in storage unit, coved cornice ceiling. Double glazed sliding patio doors into rear garden.

KITCHEN:

Gloss white range of base and eye level units, built in electric oven and four ring gas hob, stainless steel extractor hood, integrated dishwasher and washing machine, chrome ladder radiator, integrated fridge. Stainless steel single bowl single drainer sink with chrome mixer tap. Double glazed window and door to rear.

OUTSIDE

REAR GARDEN:

Approximately 70ft (21.34m). Mainly paved with large patio and feature pond, outside tap, various shrubs, brick-built storage shed, side access gate.

FRONT GARDEN:

Inset shrubs

PARKING:

Space to front for two cars.

GARAGE:

Single garage in nearby private block.

COUNCIL TAX BAND:

E - Spelthorne Borough Council

VIEWINGS:

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

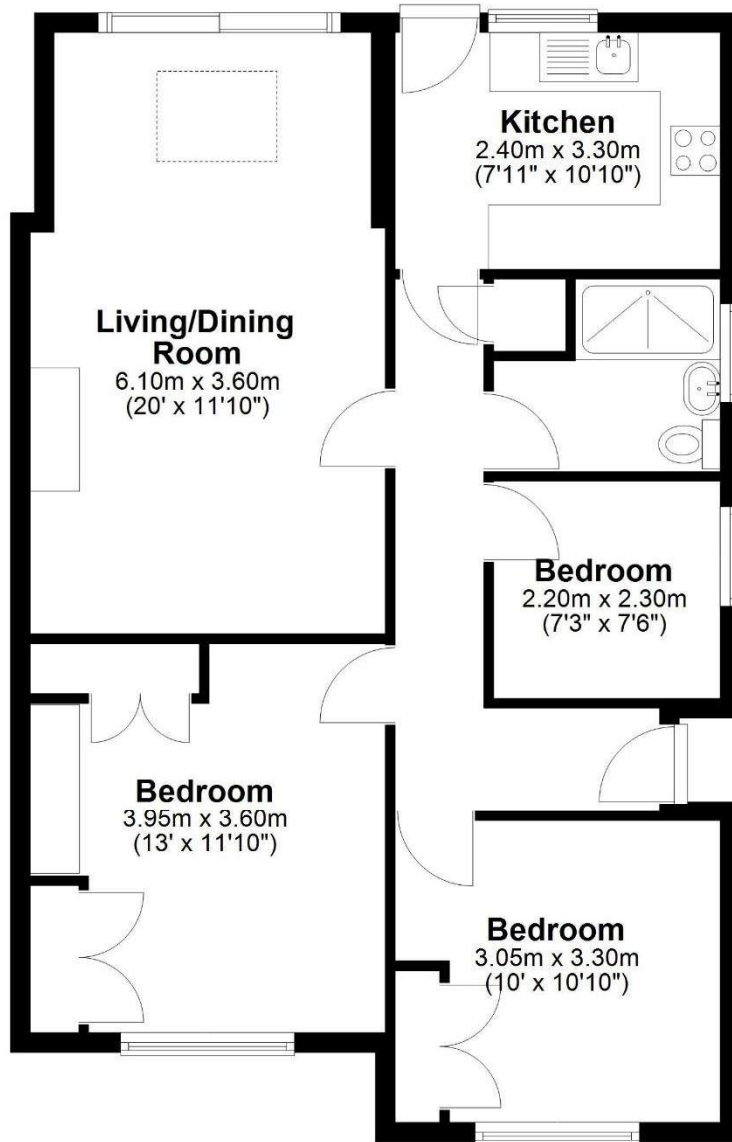


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FLOORPLAN

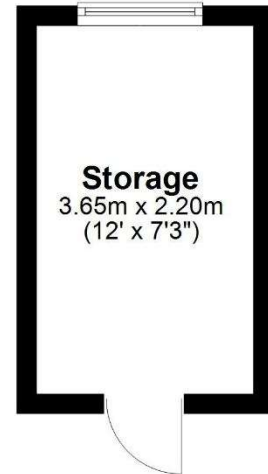
Ground Floor

Approx. 71.1 sq. metres (765.5 sq. feet)



Storage

Approx. 8.0 sq. metres (86.4 sq. feet)



Total area: approx. 79.1 sq. metres (851.9 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

Beehive Road, Staines-upon-Thames, Middlesex, TW18 2AH

EPC

2 Beehive Road STAINES-UPON-THAMES TW18 2AH		Energy rating D
Valid until 14 May 2036	Certificate number 4336-2525-8600-0075-2296	

Property type Semi-detached bungalow

Total floor area 75 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		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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