



**Nursery Gardens, Staines, TW18 1ET**

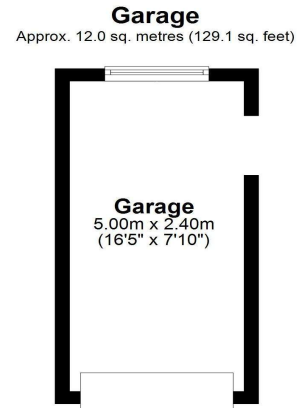
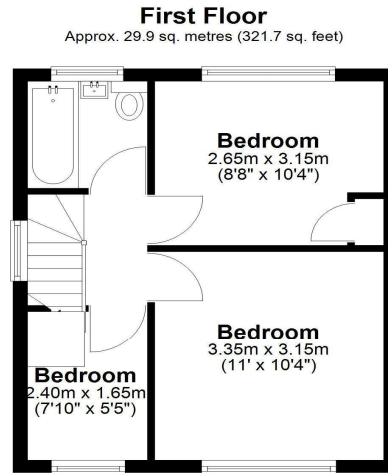
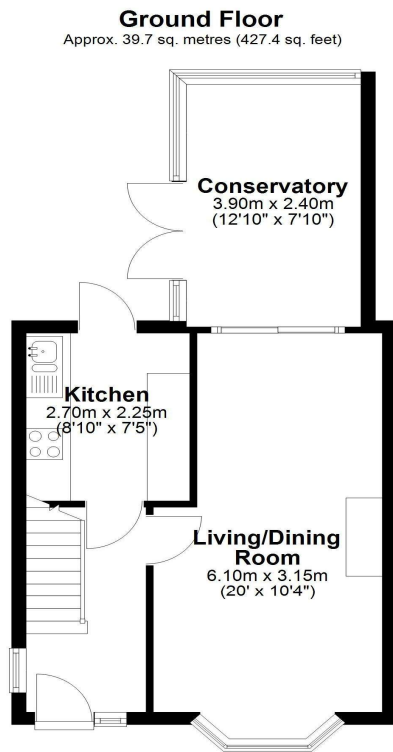
**O.I.E.O £450,000 F/H**



An extended three bedroom property, situated in a quiet cul-de-sac, close to local schools, shops and recreation park. Benefits include spacious lounge, dining room/conservatory, Birch effect kitchen and first floor bathroom. Access to mainline station, River Thames and Laleham village is within a mile away. Externally, there is a 45ft (13.72m) garden and single garage via a shared drive.

# Nursery Gardens, Staines-upon-Thames, Middlesex, TW18 1ET

## FLOOR PLAN



Total area: approx. 81.6 sq. metres (878.2 sq. feet)

## EPC

90 Nursery Gardens STAINES-UPON-THAMES TW18 1ET		Energy rating <b>D</b>
Valid until 23 March 2036	Certificate number 0000-0446-0622-2629-3763	

Property type	Semi-detached house
Total floor area	60 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.

### REAR GARDEN:

45ft (13.72m) lawn, deck, side access

### GARAGE:

single garage via a shared drive

### 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](http://www.nevinandwells.co.uk)



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