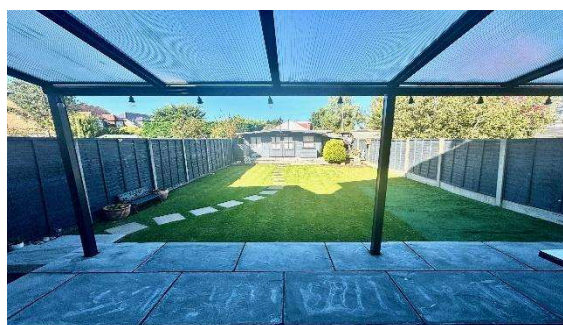




**Aymer Drive, Staines, TW18 3LW**

**O.I.E.O £625,000 F/H**



Situated within a quiet cul-de-sac is this immaculately presented five bedroom extended semi detached residence. The well proportioned and versatile accommodation comprises entrance hallway, downstairs WC, home office/playroom, a modern fitted kitchen/dining room, a large open plan lounge/dining room with full width bi-folding doors onto private and well landscaped rear garden, garden room and bespoke bar, a luxury first floor family bathroom and parking for up to four vehicles.

**Aymer Drive, Staines-upon-Thames, Middlesex, TW18 3LW**

Double glazed composite main door to:

<b><u>ENTRANCE HALLWAY:</u></b>	Solid wood flooring, decorative radiator covering, stairs to first floor and doors to all rooms.
<b><u>DOWNSTAIRS WC:</u></b>	Comprising concealed low level WC, wall mounted wash hand basin, heated towel rail, fully tiled walls, tiled flooring, side aspect double glazed window.
<b><u>HOME OFFICE/ PLAYROOM:</u></b>	Radiator, solid wood flooring and front aspect double glazed window.
<b><u>KITCHEN/DINING ROOM:</u></b>	Comprising eye and base level units with granite work tops, one and a half bowl porcelain sink with mixer tap, fitted double oven, induction hob and extractor over, space for other appliances, decorative radiator covering, tiled flooring, side aspect double glazed window and front aspect double glazed window.
<b><u>LOUNGE/DINING ROOM:</u></b>	Decorative radiator covering, solid wood flooring, rear aspect double glazed anthracite bi-folding doors to covered patio area.
<b><u>FIRST FLOOR LANDING:</u></b>	Airing storage cupboard, access to loft, handrail and balustrading, fitted carpets and solid oak doors to all rooms.
<b><u>BEDROOM ONE:</u></b>	Radiator, fitted carpet and rear aspect double glazed window.
<b><u>BEDROOM TWO:</u></b>	Radiator, laminate wood effect flooring and rear aspect double glazed window.
<b><u>BEDROOM THREE:</u></b>	Built in wardrobes, radiator, fitted carpet and side aspect double glazed window.
<b><u>BEDROOM FOUR:</u></b>	Radiator and front aspect double glazed window.
<b><u>DRESSING ROOM /BEDROOM FIVE:</u></b>	Fitted carpet and side aspect double glazed window.
<b><u>FAMILY BATHROOM SUITE:</u></b>	White three piece suite comprising corner spa bath, separate shower cubicle with riser shower and tiled all round, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls, tiled flooring and front aspect double glazed window.

**OUTSIDE**

<b><u>LANDSCAPED REAR GARDEN:</u></b>	<b>Approximately 65ft.</b> Covered patio area, external power and lighting, lawned area, footpath to: -
<b><u>GARDEN ROOM/BAR:</u></b>	With full power and lighting, laminate wood effect flooring, bar area, billiards area, front aspect double glazed windows and glazed double doors onto patio and attached storage shed. Enclosed by panel fencing and pathway.
<b><u>PARKING:</u></b>	Own driveway providing off street parking for up to four vehicles and gated side access to rear.
<b><u>COUNCIL TAX BAND:</u></b>	E – Runnymede 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>

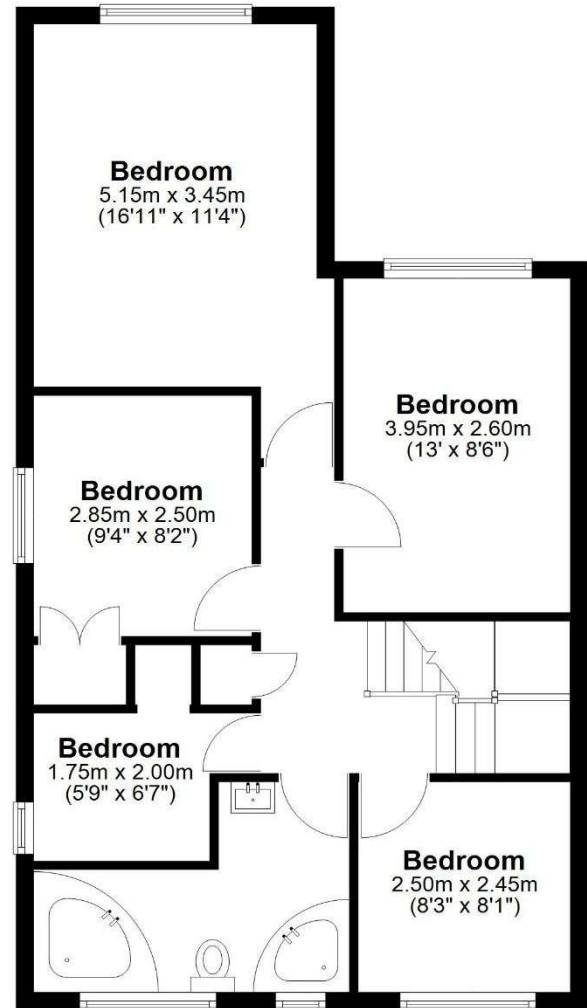


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**FLOORPLAN**

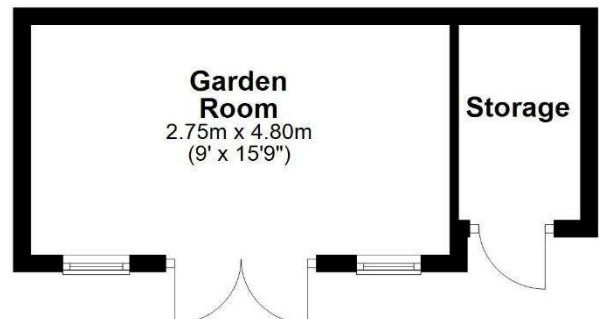
**First Floor**

Approx. 61.6 sq. metres (663.1 sq. feet)



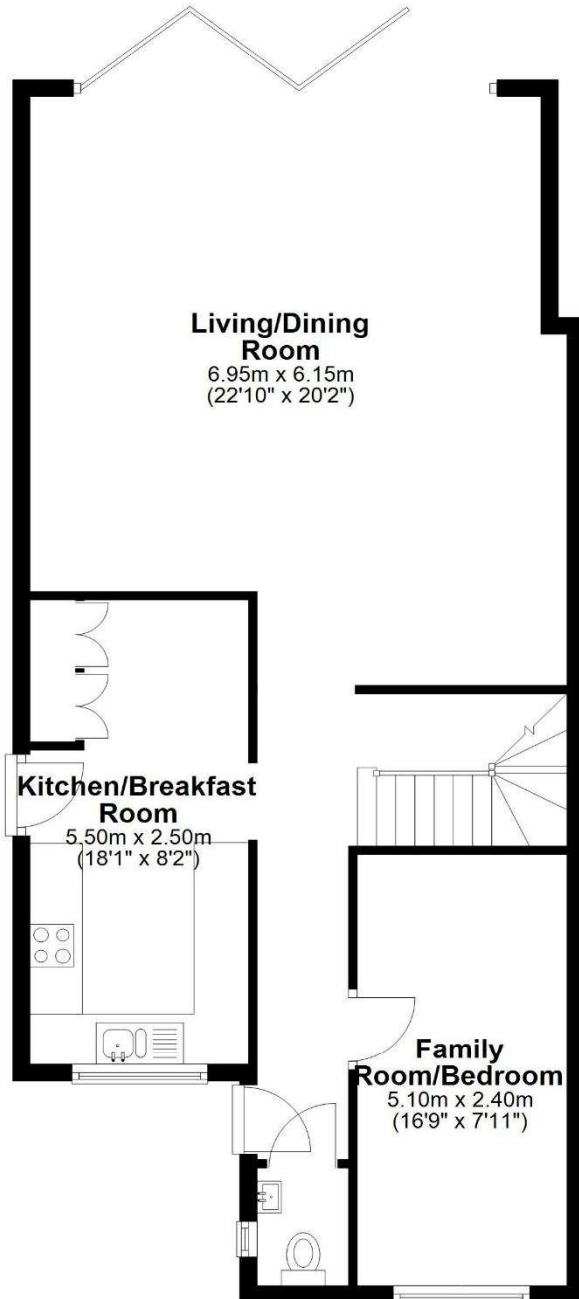
**Garden Room**

Approx. 16.6 sq. metres (179.1 sq. feet)



**Ground Floor**

Approx. 78.8 sq. metres (848.5 sq. feet)



Total area: approx. 157.1 sq. metres (1690.7 sq. feet)

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

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EPC

10 Aymer Drive STAINES-UPON-THAMES TW18 3LW		Energy rating <b>C</b>
Valid until <b>8 October 2035</b>	Certificate number <b>7035-0420-4509-0781-5206</b>	

Property type	Semi-detached house
Total floor area	139 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	79 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.