



Deridene Close, Stanwell, TW19 7LS

£450,000 F/H



Situated in a small cul-de-sac, this spacious home is extended to the rear, offering large living accommodation and huge bedrooms. Benefits include modern pine panel kitchen, shower room, porch storage, secluded garden and garage with private drive. Local shops, schools and Heathrow Airport are close at hand. Hatton Cross underground and the M25/M4/M40 are also a few minutes drive. No Chain.

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<u>ENCLOSED PORCH:</u>	Double glazed front door, tiled floor. Sliding glass door into: -
<u>ENTRANCE HALL:</u>	Understairs storage cupboard, large storage cupboard, stairs to first floor.
<u>SHOWER ROOM:</u>	Suite comprising low level WC, wash hand basin set into vanity unit, radiator, glass shower cubicle housing chrome mixer shower, fully tiled walls, Walnut effect flooring. Frosted double glazed window to side.
<u>LOUNGE:</u>	Two radiators, coved cornice ceiling, feature stone fireplace, Walnut effect flooring. Double glazed window to front. Double glazed sliding patio door into: -
<u>DINING ROOM:</u>	Radiator, Walnut effect flooring. Double glazed door into rear garden.
<u>KITCHEN:</u>	Range of pine panel base and eye level units, stone effect work tops, part tiled walls, Walnut effect flooring, space for breakfast table, airing cupboard housing hot water cylinder, wall mounted gas boiler, built in electric oven and Halogen hob, radiator, stainless steel single bowl single drainer sink with chrome mixer tap. Double glazed window to rear, double glazed door to side access.
<u>LANDING:</u>	Storage cupboard.
<u>BEDROOM ONE:</u>	Radiator, coved cornice ceiling, eaves storage cupboard. Double glazed window to front.
<u>BEDROOM TWO:</u>	Radiator, coved cornice ceiling, built in double wardrobe. Double glazed window to side.

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 30ft (9.14m). Paved patio, lawn, various shrubs, side gate, timber shed.
<u>FRONT GARDEN:</u>	Lawn, inset shrubs.
<u>GARAGE:</u>	Brick built detached garage via private driveway.
<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

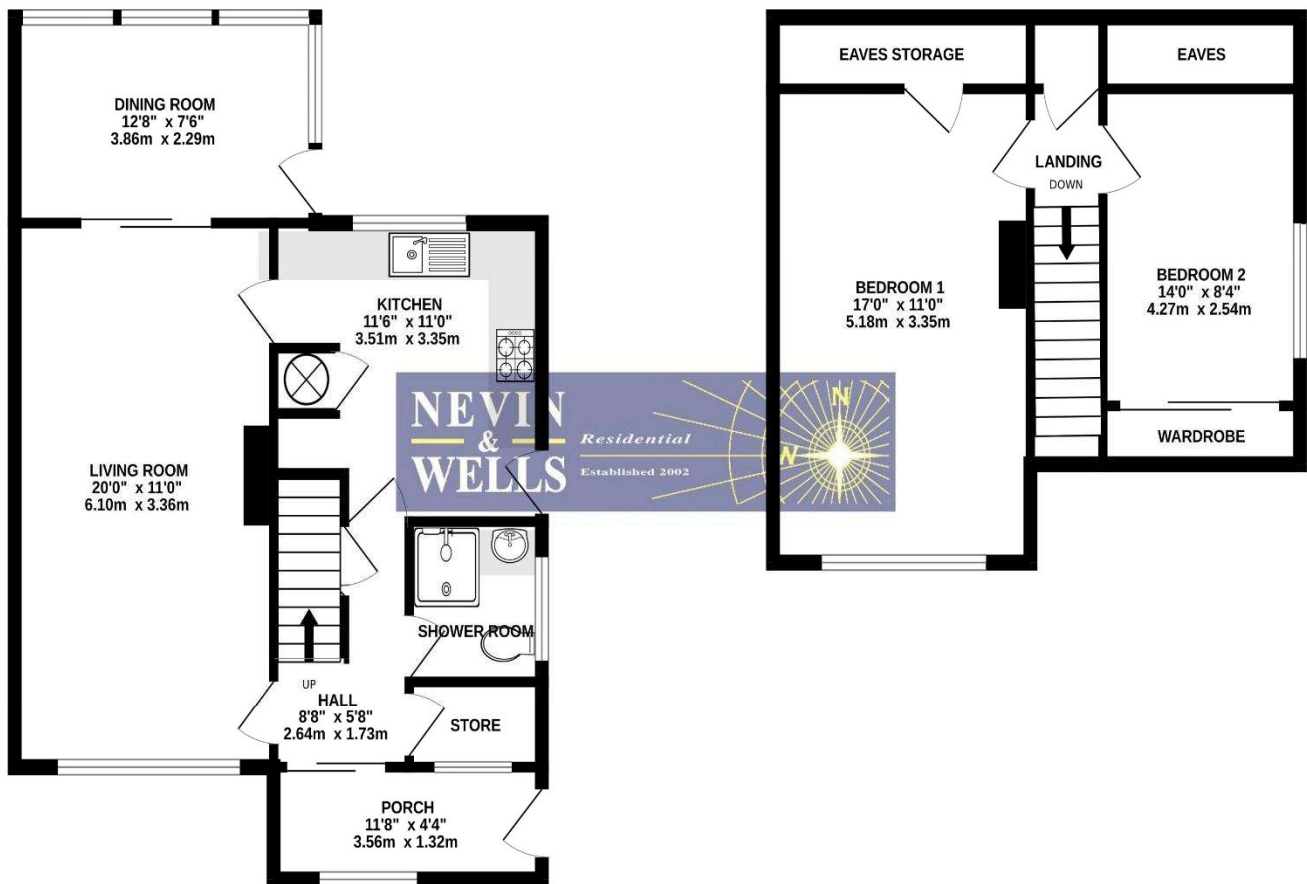


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FLOORPLAN

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

2, Deridene Close Stanwell STAINES-UPON-THAMES TW19 7LS		Energy rating D
Valid until 25 May 2026	Certificate number 0747-2846-7457-9926-5771	

Property type	Semi-detached house
Total floor area	96 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	62 D	
39-54	E		
21-38	F		
1-20	G		

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