



A stunning three bedroom extended property, within a 10 minute walk of mainline station, local schools and leisure centre. This lovely home offers grey kitchen/diner, luxury bathroom, large lounge, built in wardrobes and en-suite cloakroom. Externally, there is a mature 100ft (30.48m) West facing secluded garden and to the front, driveway for two cars. Access to local shops and recreation park is also close at hand.

**Fenton Avenue, Staines upon Thames, Middlesex TW18 1DD**

Double glazed front door into:

**ENTRANCE  
HALLWAY:**

**1.87m x 1.08m (6'2 x 3'6)** Double glazed window to front, stairs to first floor. Internal door into:

**KITCHEN/DINER:**

**4.37m x 3.40m (14'4 x 11'2)** Extensive range of grey base and eye level units, charcoal worktops, integrated dishwasher and washing machine, built in electric oven and four ring halogen hob, feature chimney, grey oak effect flooring, space for dining table. Integrated fridge/freezer, tiled splash back, coved cornice ceiling, stainless steel sink unit with chrome mixer tap. Double glazed window to front. Door into:

**LOBBY:**

**2.38m x 1.45m (7'10 x 4'10)** Built in storage cupboards, grey oak effect flooring. Door into:

**BATHROOM:**

**2.58m x 2.33m (8'6 x 7'8)** Luxury white suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap, fully tiled walls, chrome radiator, storage cupboard, ceramic tiled floor. Glass shower cubicle housing chrome mixer shower, extractor fan.

**LANDING:**

**2.02m x 0.96m (6'8 x 3'2)** Doors into bedrooms.

**BEDROOM ONE:**

**3.35m x 2.89m (11' x 9'6)** Radiator, built in wardrobes, storage cupboard housing boiler. Double glazed window to front. Door into:

**CLOAKROOM:**

In white with low level W.C, wash hand basin.

**BEDROOM TWO:**

**2.84m x 2.21m (9'4x 7'3)** Radiator. Built in wardrobe, storage. Double glazed window to rear.

**BEDROOM THREE:**

**2.02m x 2.00m (6'8 x 6'7)** Radiator. Built in wardrobe and storage. Frosted double glazed window to rear.

**OUTSIDE**

**REAR GARDEN:**

**100ft (30.48m)** A mature westerly facing garden with concrete patio, lawn, outside tap, timber shed, various trees and shared access gate.

**DRIVEWAY:**

Private drive to front with timber bin store to side.

**VIEWINGS:**

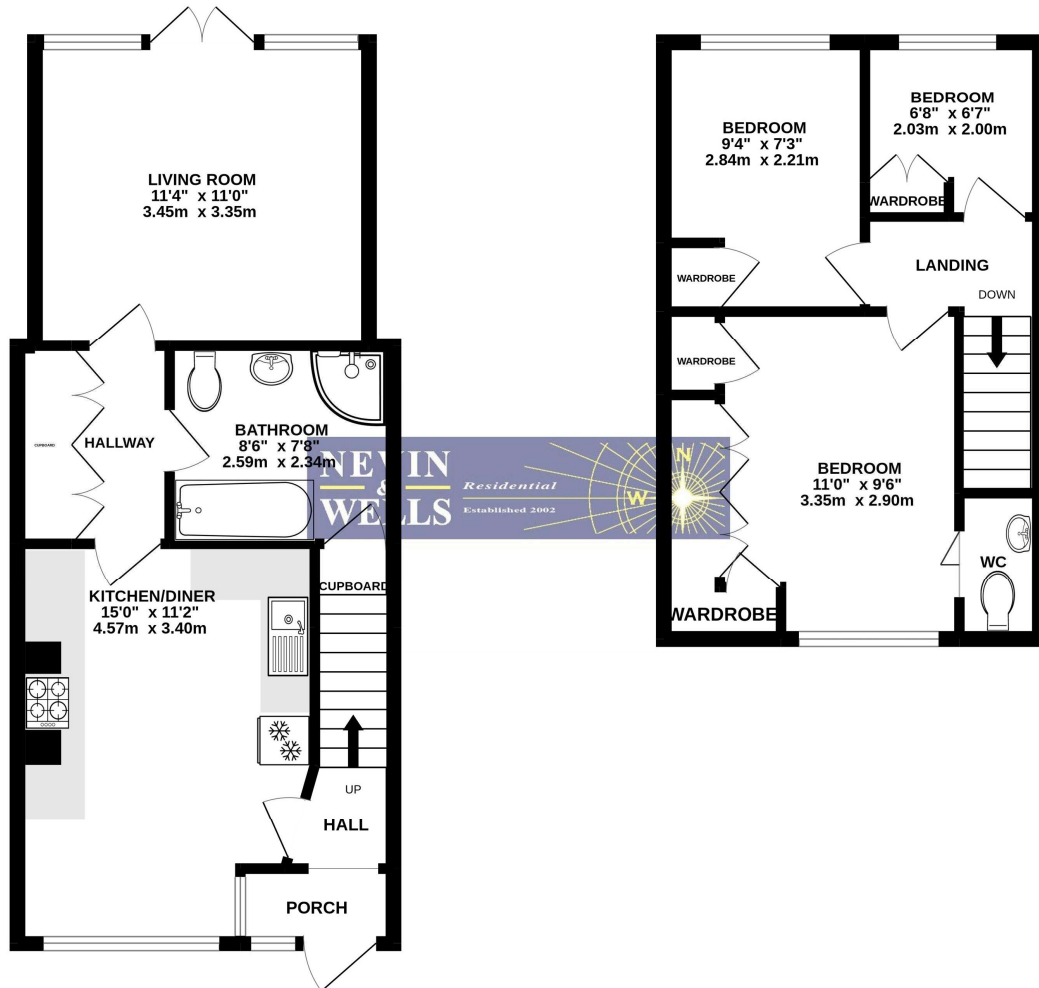
By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

**Fenton Avenue, Staines upon Thames, Middlesex TW18 1DD**

**FLOORPLAN**

GROUND FLOOR  
456 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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.  
Made with Metropix ©2022

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



Fenton Avenue, Staines upon Thames, Middlesex TW18 1DD

EPC

Energy performance certificate (EPC)

3 Fenton Avenue  
STAINES-UPON-THAMES  
TW18 1DD

Energy rating  
**C**

Valid until: 13 February 2032  
Certificate number: 9645-0003-7202-3502-3204

Property type

Mid-terrace house

Total floor area

70 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60