



Worplesdon Avenue, Staines, TW18 1HY OIEO £450,000 Freehold



A very spacious family home, situated in a quiet crescent, offering NO ONWARD CHAIN. Benefits include three double bedrooms, two reception rooms, large conservatory, kitchen/breakfast room and modern bathroom. There is also a 60ft (18.29m) garden, large drive and double garage. Local shops and schools are a few minutes' walk and Staines Leisure Centre/Mainline station is a ten minute walk away.

Worple Avenue, Staines, Middlesex, TW18 1HY

- CANOPY PORCH:** Double glazed front door under:
- ENTRANCE HALLWAY:** 3.44m x 2.04m (11'4 x 6'8) Radiator, under stair storage cupboard, stairs to first floor. Door into:
- DINING ROOM:** 3.75m x 2.92m (12'4 x 9'6) Radiator, coved ceiling, storage cupboards. Dual aspect double glazed windows to side and front.
- KITCHEN/ BREAKFAST ROOM:** 4.79m x 3.00m (15'8 x 9'10) Range of oak effect base and eye level units, laminate worktops, tile effect flooring, space for washing machine and tumble drier, radiator, coved ceiling, built in electric cooking range, one and half bowl stainless steel sink with chrome mixer tap, wall mounted gas boiler.
- LOUNGE:** 4.57m x 3.62m (15' x 11'10) Radiator, coved ceiling cupboard housing electric meter and fuse board. Double glazed window to front. Double glazed sliding patio door into:
- CONSERVATORY:** 3.91m x 3.18m (12'10 x 10'6) Wood flooring, under floor heating. Double glazed French doors into rear garden.
- LANDING:** 4.58m x 1.98m (15'0 x 6'6) Hatch to loft. Double glazed window to front.
- BEDROOM ONE:** 4.58m x 3.66m (15' x 12') Radiator, built in wardrobes, cast iron fireplace. Dual aspect double glazed windows to front and rear.
- BEDROOM TWO:** 3.19m x 2.91m (10'6 x 9'6) Radiator, airing cupboard, feature cast iron fireplace. Dual aspect double glazed windows to side and front.
- BEDROOM THREE:** 2.89m x 2.29m (9'6 x 9'2) Radiator. Double glazed window to rear.
- W.C:** In white with low level W.C. Double glazed window to rear.
- BATHROOM:** 1.83m x 1.28m (6'x 5'10) In white with wash hand basin set into vanity unit, panel bath with chrome mixer tap and manual shower, fitted glass shower screen, fully tiled walls, radiator. Frosted double glazed window to rear.
- REAR GARDEN:** 60ft (Lawn, brick patio, outside tap, external power point. Side access gate.
- DOUBLE GARAGE:** 6.49m x 5.93m (21'4" x 19'6") Brick built with light, power, inspection pit and separate fuseboard. Double glazed door and window to side. Up and over metal doors to front.
- DRIVEWAY:** Large driveway with lawn area adjacent.
- COUNCIL TAX:** 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



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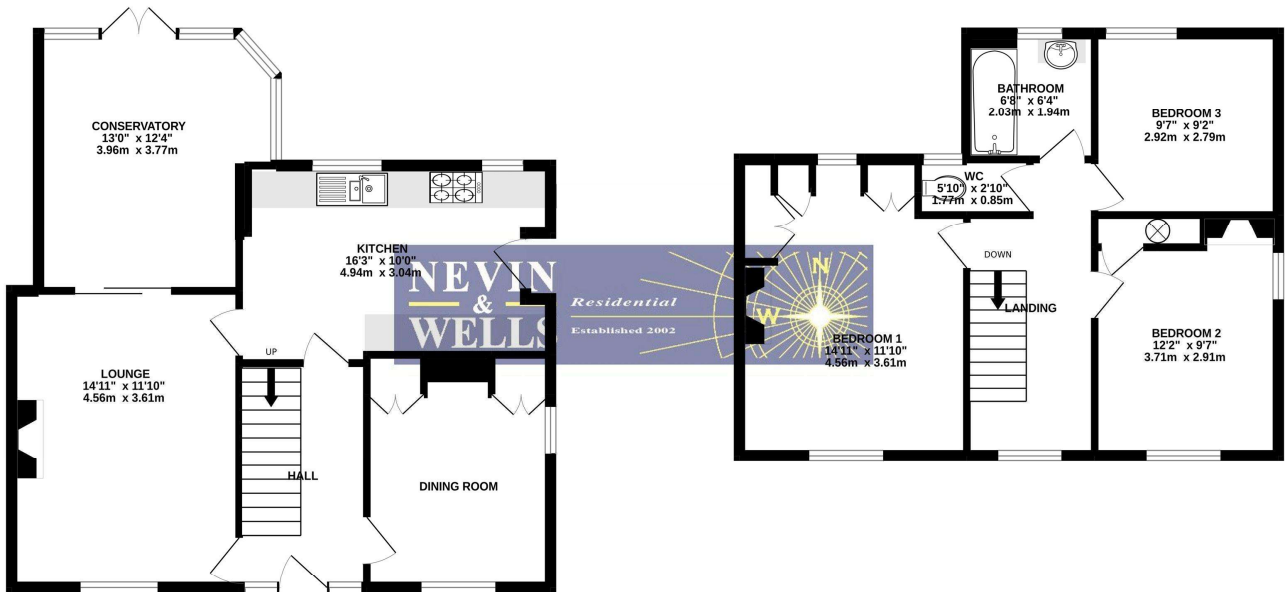
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FLOORPLAN

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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