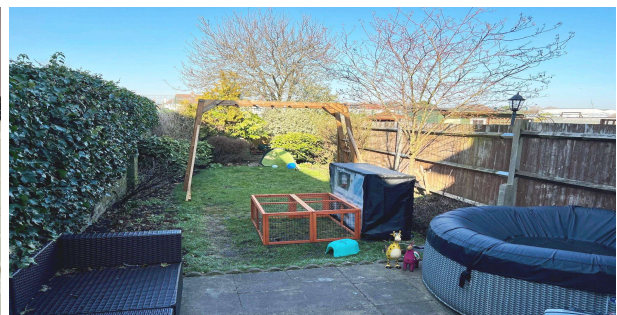




**Guildford Street, Staines upon Thames, TW18 2EQ OIEO £450,000 F/H**



A superbly presented two bedroom character home in a quiet no through road, situated minutes from mainline station and High Street shops. Benefits include feature fireplaces, modern shaker style kitchen, first floor bathroom, conservatory and secluded 50ft (15.24m) rear garden. Access to towpath River Thames walks and Leisure Centre is also close at hand. **NO ONWARD CHAIN.**

**Guildford Street, Staines upon Thames, Middlesex, TW18 2EQ**

- LOUNGE:** 3.76m x 3.67m (12'4 x 12'0) Radiator, meter cupboard, coved ceiling, picture rail, working feature cast iron fireplace, fitted shelves. Double glazed bay window to front with fitted shutters and blinds.
- DINING ROOM:** 3.66m x 3.35m (12'0 x 11'0) Radiator, coved ceiling, storage cupboard, picture rail, feature chimney breast. Window to side.
- KITCHEN:** 4.62m x 2.24m (15'2 x 7'4) Cream shaker style kitchen with base and eye level units, laminate worktops, oak effect flooring, built in electric oven, fitted four ring gas hob, extractor filter, space for appliances, stainless steel sink with mixer tap. Open plan into conservatory.
- CONSERVATORY:** 3.15m x 2.03m (10'4 x 6'8) Storage cupboard, oak effect flooring, vaulted roof. Double glazed French doors into garden.
- BEDROOM ONE:** 3.67m x 3.35m (12'0 x 11'0) Radiator, coved ceiling, dado rail. Feature cast iron fireplace. Double glazed window to front.
- BEDROOM TWO:** 3.35m x 2.84m (11'0 x 9'4) Radiator, coved ceiling, storage cupboard, feature fireplace. Double glazed window to rear.
- BATHROOM:** 3.20m x 2.24m (10'6 x 7'4) White suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer shower over, fitted glass shower screen, radiator, access to combi boiler. Oak effect flooring, airing cupboard, panel walls. Double glazed window to rear.

**OUTSIDE**

- REAR GARDEN:** 50ft (15.24m) Outside tap, paved patio, lawn, various shrubs. Wooden shed and brick outhouse. Backs onto a school field.

- 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)



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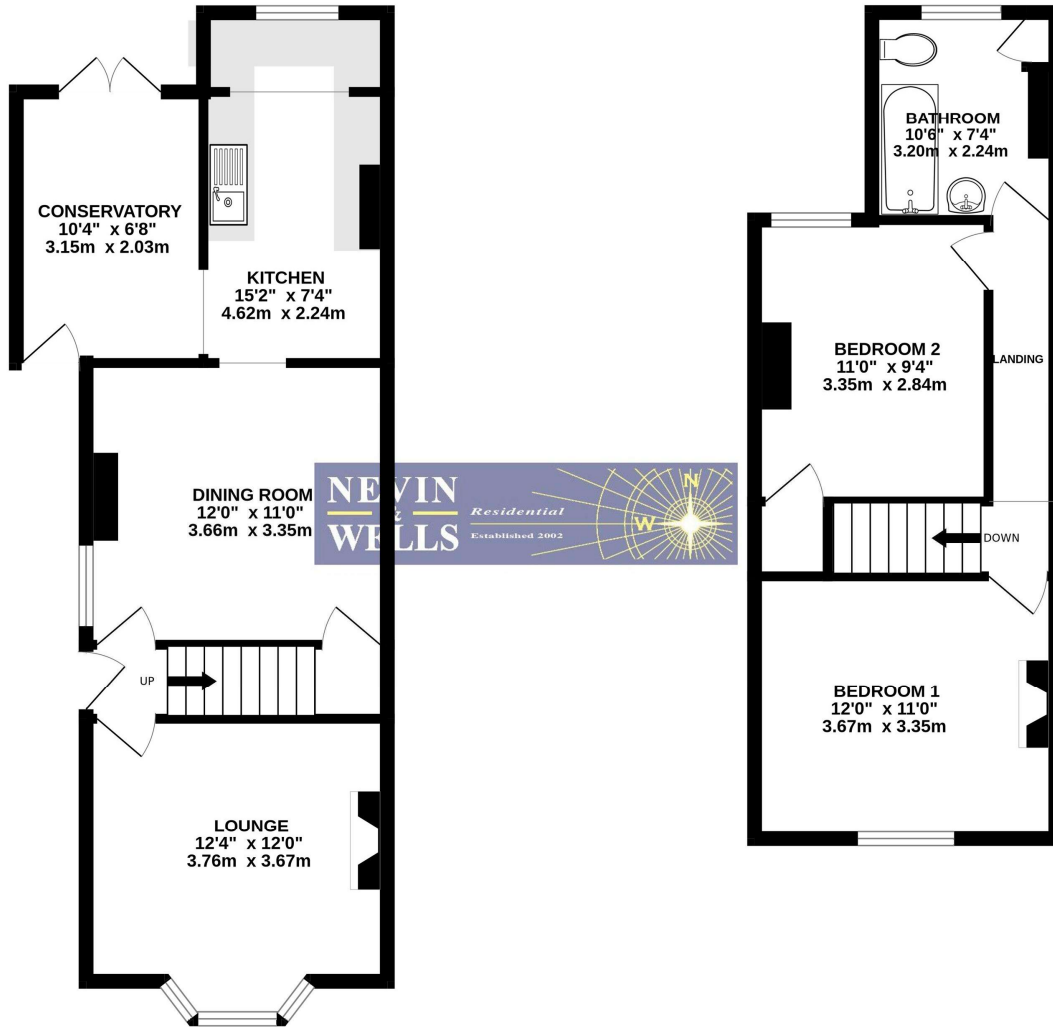
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# Guildford Street, Staines upon Thames, Middlesex, TW18 2EQ

## FLOORPLAN

GROUND FLOOR  
478 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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.

## Guildford Street, Staines upon Thames, Middlesex, TW18 2EQ

### EPC

9 Guildford Street STAINES-UPON-THAMES TW18 2EQ		Energy rating <b>D</b>
Valid until 9 August 2031	Certificate number 1800-5718-0022-4008-3893	
Property type	Semi-detached house	
Total floor area	86 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	56   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