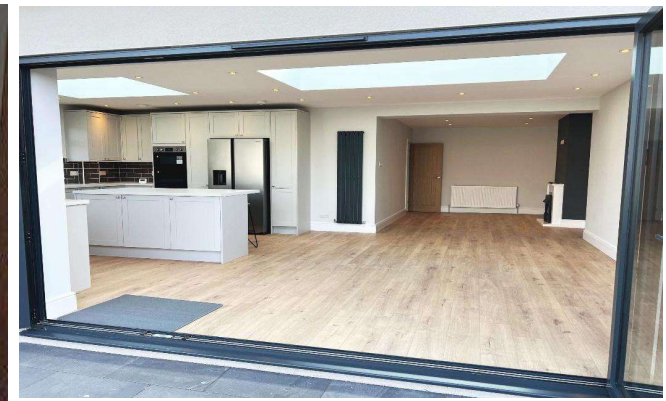
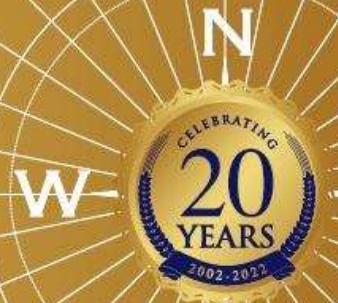


NEVIN & WELLS

Distinctive Homes

Established 2002



Witheygate Avenue, Staines upon Thames, TW18 2RA

£665,000 F/H

Witheygate Avenue, Staines upon Thames, Middlesex, TW18 2RA

An absolutely stunning extended contemporary home, situated in a quiet avenue, minutes from local shops and mainline station (Waterloo 37 minutes). This versatile property will suit either a growing family or a retired buyer who enjoys entertaining. Benefits include an open plan kitchen/living space with bi-fold doors into the garden, three double bedrooms, separate lounge, huge luxury bathroom and utility room. Externally there is a landscaped 80ft (24.38m) garden and four car drive.

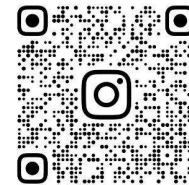
- RECESS PORCH:** Courtesy light to side. Composite front door into:
- ENTRANCE HALL:** 4.88m x 1.12m (16' X 3'8) Engineered Oak flooring, cupboard housing electric meter. Hatch to loft space via folding wooden ladder, fully boarded with light.
- LOUNGE:** 3.87m x 3.30m (12'8 x 10'10) Radiator, engineered Oak flooring, feature stone fireplace. Open plan into:
- KITCHEN/DINING/LIVING:** 7.68m x 4.63m (25'2 x 15'2) Extensive range of shaker style base and eye level units with soft close doors and drawers, marble effect worktops, tiled splashback, cupboard housing Glo-Worm gas eco-boiler, engineered Oak flooring. Central island with additional storage, Lamona integrated dishwasher, built in Samsung American fridge/freezer, built in Lamona five ring halogen hob with extractor over, built in Lamona electric double oven, one and half bowl ceramic sink with chrome mixer tap. Double glazed windows to rear and side. Two double glazed ceiling lanterns.
- UTILITY ROOM:** 2.08m x 1.68m (6'10 x 5'6) Space for washing machine and tumble dryer, low level W.C, storage cupboards, wash hand basin, radiator. Ceiling skylight.
- BATHROOM:** 3.16m x 2.65m (10'4 x 8'8) Luxury white suite comprising low level W.C, 'Jack and Jill' wash hand basins set into vanity unit, engineered Oak flooring, chrome radiator, bath with chrome mixer tap, chrome ladder radiator. Large shower cubicle housing chrome rainwater head mixer shower. Ceiling skylight and two double glazed windows to side.

- BEDROOM ONE:** 4.06m x 3.30m (13'4 x 10'10) Radiator, newly fitted carpet. Double glazed bay window to front.
- BEDROOM TWO:** 3.91m x 3.30m (12'10 x 10'10) Radiator, newly fitted carpet. Double glazed window to front.
- BEDROOM THREE:** 3.30m x 2.84m (10'10 x 9'4) Radiator, newly fitted carpet. Ceiling skylight and double glazed window to side.

OUTSIDE

- REAR GARDEN:** 80ft (24.38m) Newly landscaped with large stone patio, wide lawn, outside tap, courtesy lights, external power point, flower and shrub beds.
- SUMMER HOUSE:** 3.05m x 2.44m (10' x 8') Timber insulated frame with light, power and carpeted floor.
- FRONT GARDEN:** Stone path, shingle area and shrub beds.
- PRIVATE DRIVE:** Space for four cars.
- COUNCIL TAX BAND:** E - Spelthorne Borough Council
- VIEWINGS:**

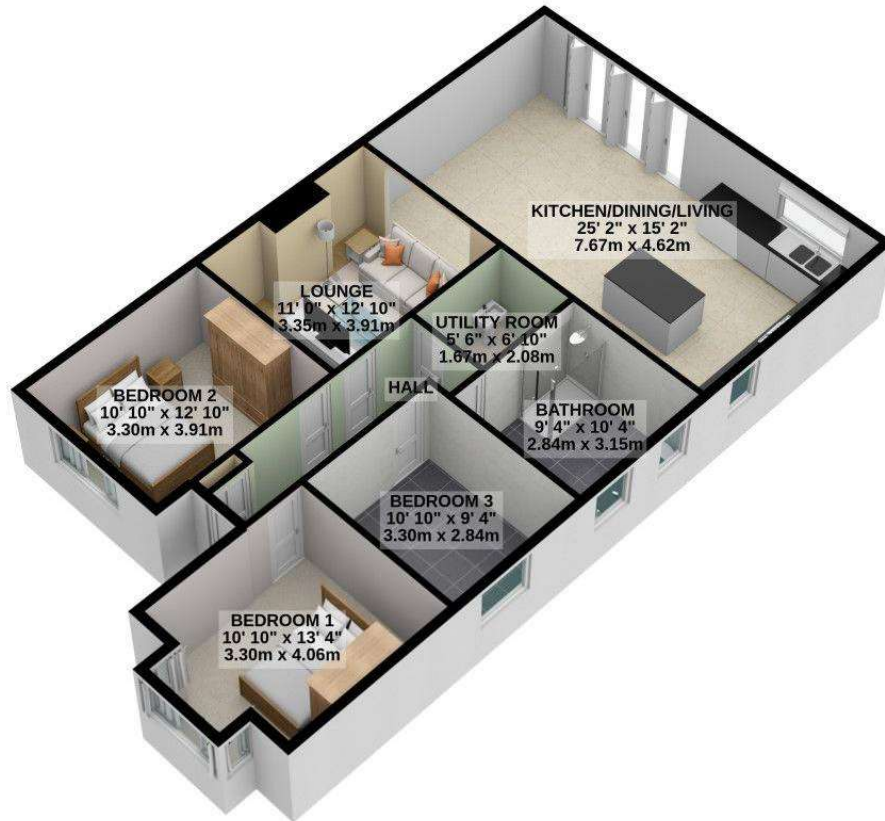
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



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FLOOR PLAN

GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Made with Metropix © 2023

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

EPC

1 WITHEYGATE AVENUE STAINES-UPON-THAMES TW18 2RA		Energy rating D
Valid until 11 February 2031	Certificate number 4300 7320 0022 8091 0203	

Property type: Semi-detached bungalow

Total floor area: 71 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 B.

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

