

NEVIN
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WELLS

Distinctive Homes

Established 2002



Blackett Close, Staines, Middlesex, TW18 3NW

£750,000 Freehold

Blackett Close, Staines upon Thames, Middlesex, TW18 3NW

A superbly presented four bedroom detached residence, built in 1984, offering very spacious accommodation. This family home offers two reception rooms, utility room, study, two bathrooms (one en-suite), ample built in storage and triple glazing. Externally, there is a double garage with electric door and parking space to front. The plot measures 110ft x 30ft (33.53m x 9.14m). Access to both Staines and Chertsey is within a one mile radius and the M25 is close at hand.

Double glazed front door into:

ENTRANCE HALL: Radiator, ceramic tiled floor, stairs to first floor, cupboard housing fuseboard. Double doors into:

CLOAKROOM: In white with low level W.C within vanity unit, wash hand basin, ceramic tiled floor, storage cupboards, radiator, part tiled walls. Double glazed window to front.

LOUNGE: Radiator, coved ceiling, feature wall mounted flame effect fire. Triple glazed window to front. Double doors into:

DINING ROOM: Radiator, coved ceiling. Double glazed sliding patio door into garden.

KITCHEN/BREAKFAST ROOM: Range of Birch panel base and eye level units, soft close drawers, bin unit, ceramic tiled floor, radiator, breakfast bar, part tiled walls. Integrated NEFF dishwasher, integrated freezer, under stair cupboard, carousel unit. Built in NEFF electric double oven, NEFF five ring gas hob, extractor hood. One and half bowl stainless steel sink unit with chrome mixer tap and waste disposal. Triple glazed window to rear.

UTILITY ROOM: Base and eye level storage cupboards, laminate worktops, space for washing machine and fridge, ceramic tiled floor, stainless steel sink unit. Double glazed door to side access.

LANDING: Hatch to loft space with folding ladder and light. Airing cupboard.

BEDROOM ONE: Radiator, built in wardrobes and storage. Triple glazed windows to front. Door into:

EN-SUITE SHOWER ROOM: In white with low level W.C, wash hand basin set into vanity unit, panel bath with mixer tap, fully tiled walls, ceramic tiled floor, radiator, fitted wall mirror. Double glazed window to front.

BEDROOM TWO: Radiator. Built in wardrobe. Triple glazed window to front.

BEDROOM THREE: Radiator, built in wardrobe and storage. Triple glazed window to rear.

BEDROOM FOUR: Radiator. Built in wardrobe and storage. Triple glazed window to rear.

BATHROOM: In white with low level W.C with concealed flush, wash hand basin set into vanity unit, fully tiled walls, ceramic tiled floor, radiator. Shower cubicle housing chrome rainwater dual head mixer shower. Double glazed window to rear.

OUTSIDE

PLOT: 110' x 30' (33.53m x 9.14m) Lawn front and rear, brick patio, outside tap, various shrubs.

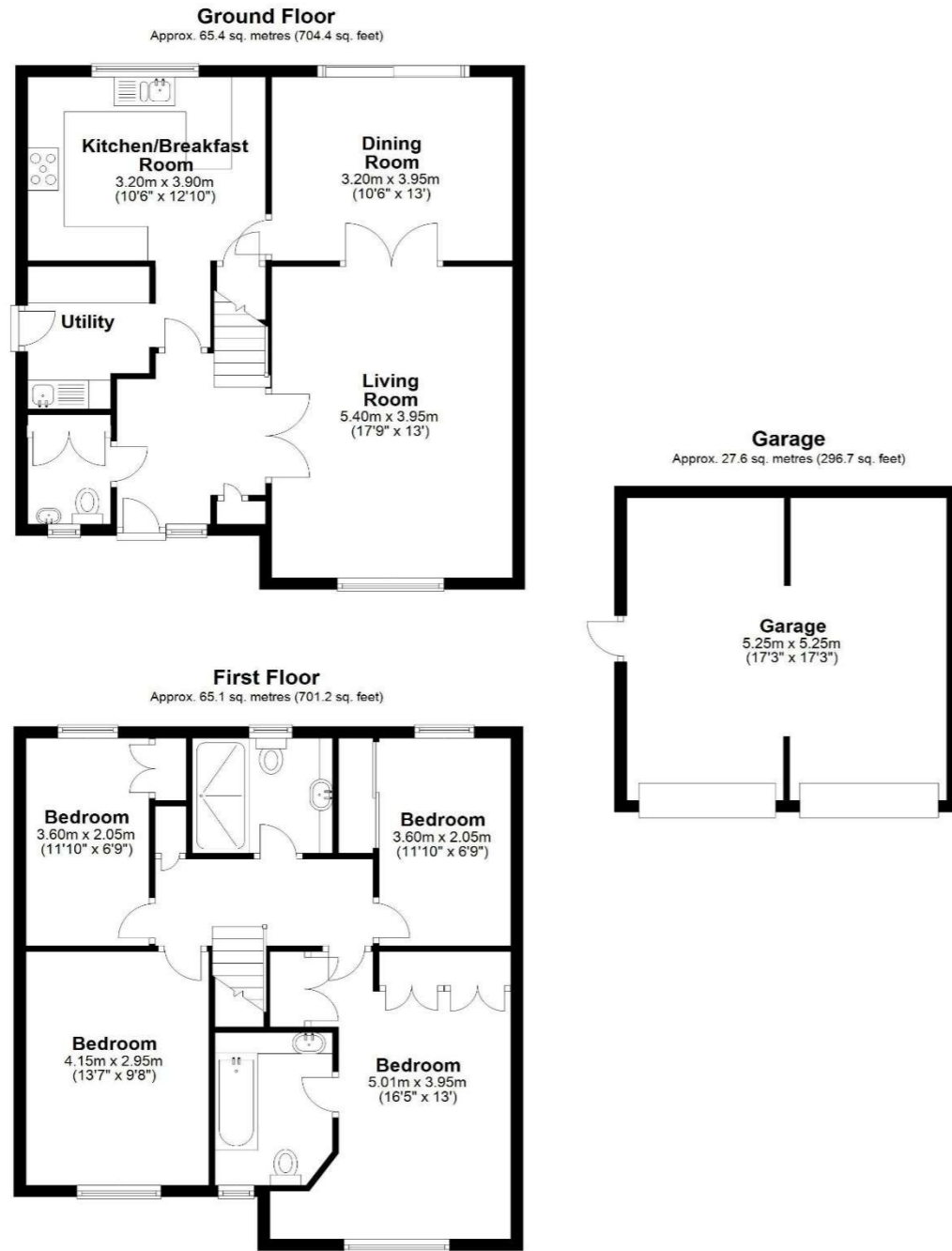
DOUBLE GARAGE: Light, power, storage racks, electronic up/over door.

PARKING: Space for one car at front.

COUNCIL TAX BAND: G - Runnymede Borough Council

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

FLOORPLAN



Total area: approx. 158.2 sq. metres (1702.4 sq. feet)

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

EPC

1 Blakett Close
STAINES-UPON-THAMES
TW18 3NW

Energy rating
C

Valid until
22 April 2034

Certificate number
9116-3037-0204-9774-2204

Property type: Detached house
Total floor area: 126 square metres

Rules on letting this property

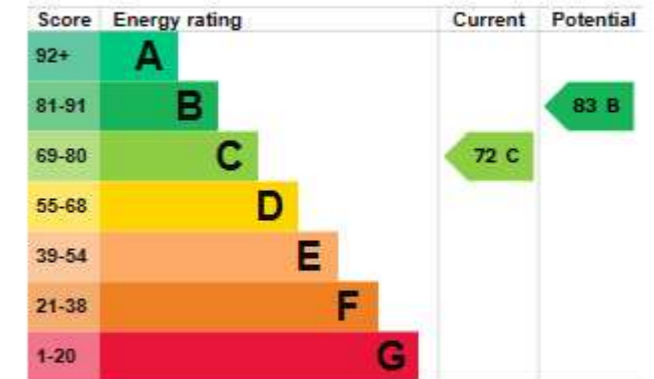
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

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



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:

