



Comet Road, Stanwell, TW19 7HP

Guide Price £575,000 F/H



An exceptionally well present extended four/five bedroom semi detached residence. Having undergone many improvements by the current owners. The versatile accommodation comprises 19ft living room, recently installed bespoke kitchen/breakfast room, conservatory/dining room, home office/bedroom, first floor family four-piece luxury bathroom suite, private landscaped rear garden and a 30ft log cabin/bar/gym with own WC. Further benefits include gas central heating and double glazing throughout.

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Covered entrance with composite double glazed front door to:

ENTRANCE PORCH:

Coved ceiling, coir matting, side aspect double glazed window and door to:

OPEN PLAN LOUNGE:

Stairs to first floor, coved ceiling, electric feature fireplace with wood surround mantle, fitted carpets, wood effect tiled flooring, built in storage cupboards and shelving, understairs storage cupboard, front aspect double glazed bay window and doors to all rooms.

KITCHEN/BREAKFAST ROOM:

Comprising eye and base level units with granite work surfaces, one and half bowl drainer unit with mixer tap, fitted dishwasher, fitted fridge/freezer, space for other appliances, breakfast bar area, wood effect tiled flooring and doors and openings to all rooms.

**CONSERVATORY/
DINING ROOM:**

Large double storage cupboard, wood effect tiled flooring, rear and side aspect double glazed window and side aspect double glazed door to garden.

BEDROOM TWO:

Coved ceiling, radiator, wood effect laminate flooring and front aspect double glazed window.

BEDROOM/OFFICE:

Built in wardrobes, radiator and rear aspect double glazed window.

FIRST FLOOR LANDING:

Access to loft space, coved ceiling, handrail and balustrading, part timber clad walls, solid wood flooring, side aspect double glazed window and doors to all rooms.

BEDROOM ONE:

Built in wardrobes, coved ceiling, feature timber clad wall, radiator, laminated wood effect flooring and rear aspect double glazed window.

BEDROOM THREE:

Coved ceiling, built in wardrobes, radiator, fitted carpet and front aspect double glazed window.

BEDROOM FOUR:

Radiator fitted carpets and front aspect double glazed window.

**LUXURY FIRST FLOOR
FOUR PIECE FAMILY
BATHROOM**

Comprising white stand-alone bath, vanity enclosed wash hand basin, low level WC, separate shower cubicle with riser shower and additional attachment, laminate wood effect flooring and rear aspect double glazed window.

OUTSIDE

REAR GARDEN:

Patio area, artificial lawn area, raised decking area, external light, external power, external tap and pathway, external lighting, pergola, raised timber flower beds, well established flower, shrub and tree borders and enclosed by panel fencing. Shed with power.

**BESPOKE LOG
CABIN/HOME OFFICE
AND BAR/GYM**

Own power supply, full electric lighting throughout, built in bar area, fully soundproof, insulated, laminate wood effect flooring, front aspect double glazed bi-folding doors to garden, double glazed doors to side and door to:

WC

Low level WC, vanity enclosed wash hand basin and laminate wood effect flooring.

FRONT

Lawn area, pathway to main entrance, offering potential for off street parking for up to two vehicles.

COUNCIL TAX BAND:

D - Spelthorne Borough Council

VIEWINGS:

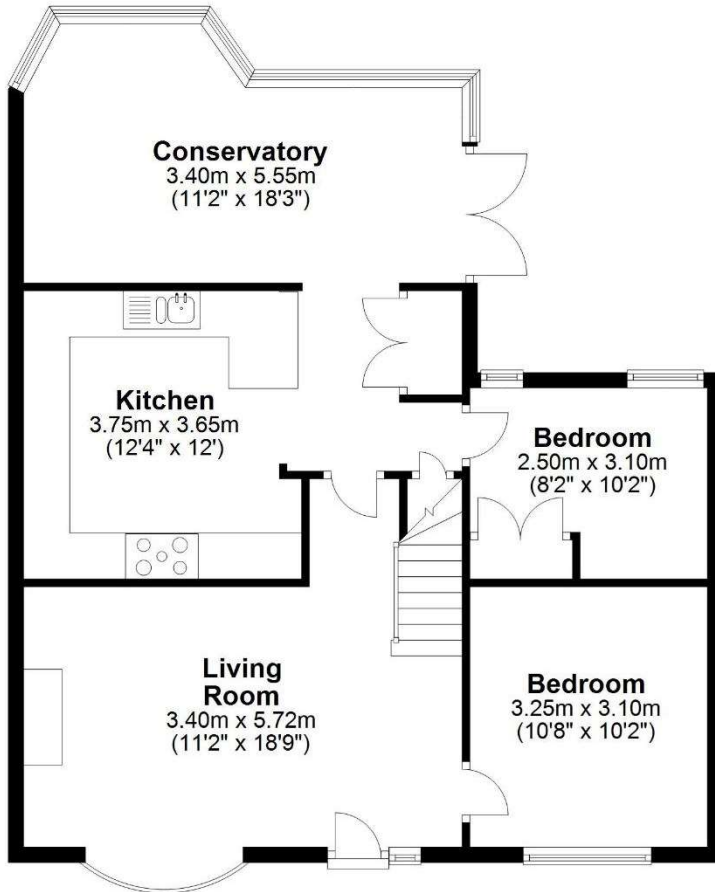
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOORPLAN

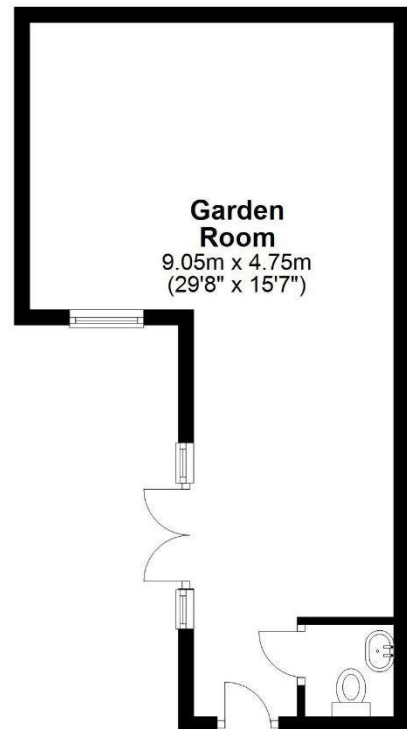
Ground Floor

Approx. 77.6 sq. metres (835.7 sq. feet)



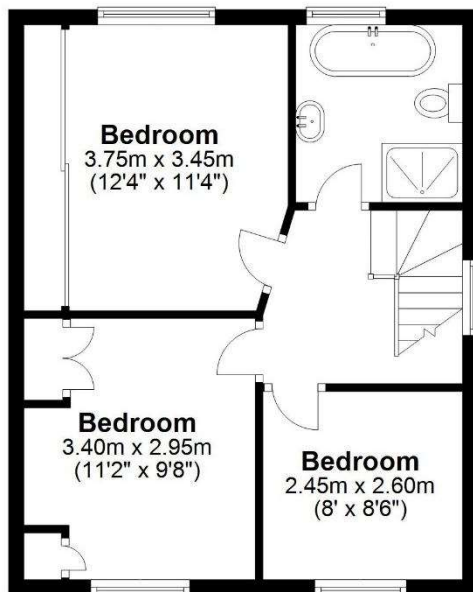
Garden Room

Approx. 31.7 sq. metres (341.1 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 150.5 sq. metres (1619.8 sq. feet)

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

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EPC

7 Comet Road Stanwell STAINES-UPON-THAMES TW19 7HP		Energy rating D
Valid until 21 November 2034	Certificate number 2623-3944-0209-8804-4200	

Property type	Semi-detached house
Total floor area	102 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

