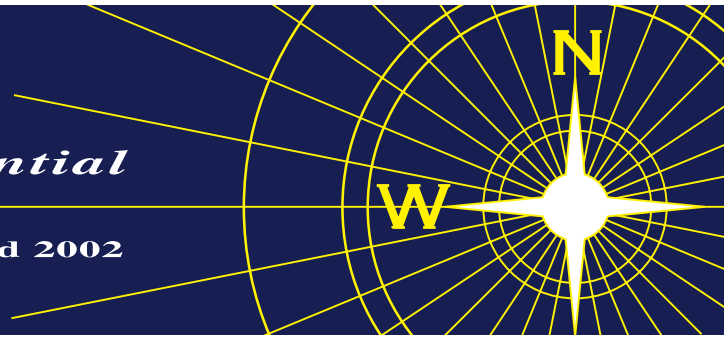


NEVIN & WELLS

Residential

Established 2002



Lammas Close, Staines, TW18 4XT

£800,000 Freehold



Built in 1998 by Nicholas King Homes, this modern detached home is positioned in a private close, minutes from High Street shops, restaurants and cinema. This spacious property offer four bedrooms, two bathrooms, open plan lounge/diner, separate study, gloss white kitchen, garden room and cloakroom. Externally, there is a 50ft (15.24m) rear garden, small front garden and detached double garage. Local state/private schools, mainline station and Lammas Park, Heathrow airport and the M25 close at hand.

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Lammas Close, Staines-upon-Thames, Middlesex, TW18 4XT

<u>CANOPY PORCH:</u>	Courtesy light, brick pillar support.
<u>ENTRANCE HALLWAY:</u>	Radiator, stairs to first floor. Door into: -
<u>CLOAKROOM:</u>	In white with low level WC, wash hand basin, extractor fan.
<u>LOUNGE:</u>	Two radiators, coved cornice ceiling, oak panel flooring, feature fireplace, glazed doors into dining room, open plan into garden room. Dual aspect double glazed windows to front and side.
<u>DINING ROOM:</u>	Radiator, coved cornice ceiling, oak panel flooring. Double glazed French doors to rear.
<u>GARDEN ROOM:</u>	Ceramic tiled floor. Double glazed French doors into rear garden.
<u>KITCHEN:</u>	Range of gloss white base and eye level units, laminate work tops, tiled splash back, integrated dishwasher and washing machine, ceramic tiled floor, fitted fridge/freezer, coved cornice ceiling, built in four ring gas hob and electric double oven. One and a half bowl stainless steel single drainer sink unit with chrome mixer tap. Dual aspect double glazed windows to side and rear.
<u>STUDY:</u>	Radiator, coved cornice ceiling. Double glazed window to front.
<u>LANDING:</u>	Hatch to loft space.
<u>BEDROOM ONE:</u>	Radiator, coved cornice ceiling. Double glazed window to front.
<u>EN-SUITE SHOWER ROOM:</u>	In white with low level WC, pedestal wash hand basin, glass shower cubicle housing chrome mixer shower, fully tiled walls, chrome radiator, extractor fan, access to dressing area. Frosted double glazed window to rear.
<u>DRESSING AREA:</u>	Built in wardrobes. Double glazed window to rear.
<u>BEDROOM TWO:</u>	Radiator, coved cornice ceiling. Double glazed window to rear.
<u>BEDROOM THREE:</u>	Radiator, built in double wardrobe, coved cornice ceiling. Double glazed window to front.
<u>BEDROOM FOUR:</u>	Radiator, coved cornice ceiling. double glazed window to rear.
<u>BATHROOM</u>	White suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with chrome mixer tap, part tiled walls, chrome radiator. Frosted double glazed window to front.

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 50ft (15.24m). Stone patio, lawn area, external tap, various shrubs, side access gate.
<u>FRONT GARDEN:</u>	Inset shrubs.
<u>DOUBLE GARAGE:</u>	To foreground with light and power. Metal up and over door, pedestrian door to rear.
<u>COUNCIL TAX BAND:</u>	G - Spelthorne Borough Council
<u>VIEWINGS:</u>	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
791 sq.ft. (73.4 sq.m.) approx.

1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.

GARAGE
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1772 sq.ft. (164.6 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.

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EPC

7 LAMMAS CLOSE STAINES-UPON-THAMES TW18 4XT		Energy rating C
Valid until 28 March 2031	Certificate number 8400-4490-0322-6093-3793	
Property type	Detached house	
Total floor area	139 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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