



Westbourne Road Staines, TW18 1HF

£480,000 Freehold



A versatile three bedroom, two bathroom loft converted and extended bungalow, situated close to local schools, shops and new leisure centre. This spacious home offers large open plan lounge/diner, oak effect kitchen, gas central heating and full double glazing. There is a secluded and sunny 38ft (11.58m) West facing garden with access to detached garage and brick workshop/shed and to the front, brick paved parking for two cars. Minutes from recreation park and Notcutts Garden Centre.

Westbourne Road, Staines-upon-Thames, Middlesex, TW18 1HF

Double glazed door to side of property into: -

ENTRANCE HALL:

(L-Shaped) radiator, doors into all rooms.

KITCHEN:

Range of dark oak base and eye level units, laminated worktops, tiled splash back, space for dishwasher and washing machine, fully tiled walls. Built in electric oven and four ring Halogen hob, extractor fan, space for fridge. Wall mounted glow-worm gas combi boiler, single bowl single drainer stainless steel sink with chrome mixer tap. Double glazed window to side.

DINING ROOM:

Radiator, stairs to first floor. Open plan into: -

LOUNGE:

Radiator, coved cornice ceiling, double glazed window to rear. Double glazed sliding patio door into rear garden.

BEDROOM ONE:

Radiator, ceiling fan-light, built in wardrobes, storage cupboard. Double glazed bay window to front.

BEDROOM THREE:

Radiator. Double glazed window to front.

SHOWER ROOM:

White suite comprising low level WC, wash hand basin set into vanity unit, large shower cubicle housing chrome mixer/shower, ceramic tiled floor, ladder radiator, tiled walls. Frosted double glazed window to side.

BEDROOM TWO:

Radiator, eaves storage cupboard, space for desk. Two double glazed Velux windows. Double glazed window to rear.

SHOWER ROOM:

White suite comprising low level WC, wash hand basin set into vanity unit, tiled shower cubicle housing chrome mixer/shower, ceramic tiled floor, ladder radiator, extractor fan. Double glazed Velux window.

OUTSIDE

REAR GARDEN:

Approximately 38ft (11.58m). A sunny West facing garden with paved patio, shaped lawn, flower and shrub beds, paved seating area.

GARAGE:

Single garage with light and power, approached via shared drive.

SHED:

Brick built shed with light and power.

PARKING:

Space for two cars.

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

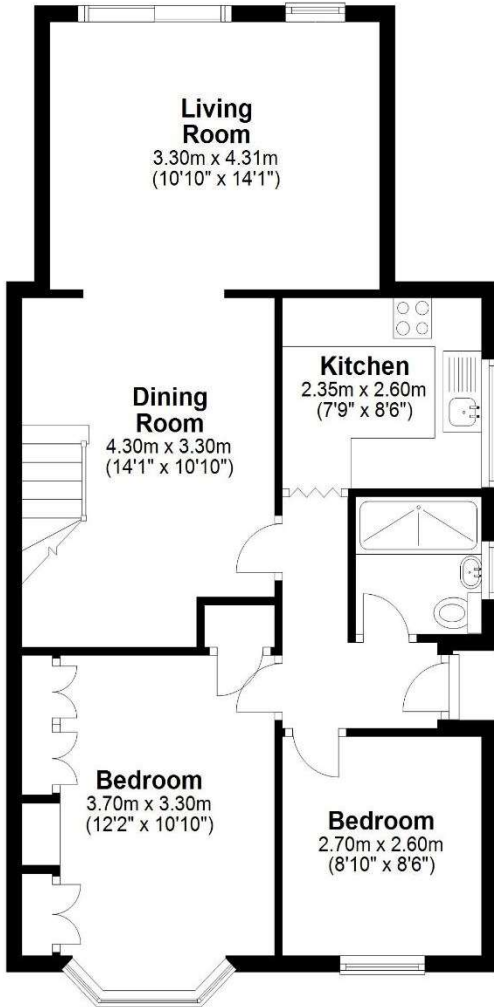


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FLOORPLAN

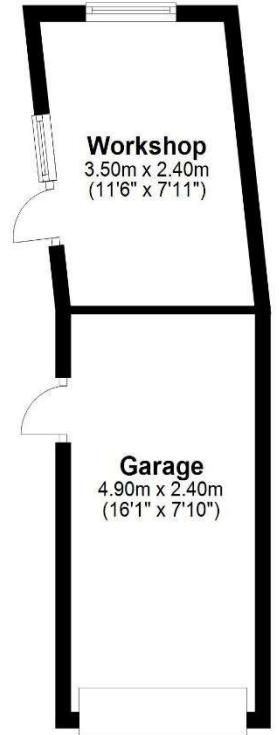
Ground Floor

Approx. 62.6 sq. metres (674.1 sq. feet)



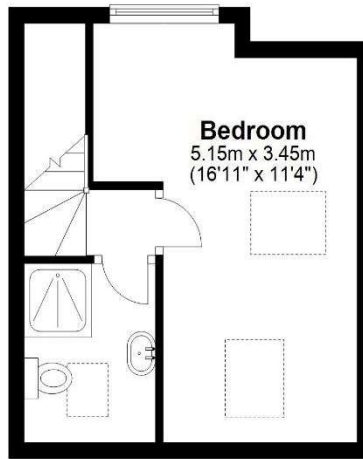
Garage/Workshop

Approx. 20.4 sq. metres (219.8 sq. feet)



First Floor

Approx. 21.8 sq. metres (234.3 sq. feet)



Total area: approx. 104.8 sq. metres (1128.2 sq. feet)

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

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EPC

10 Westbourne Road STAINES-UPON-THAMES TW18 1HF		Energy rating C
Valid until 6 October 2034	Certificate number 9360-2773-4400-2604-6261	

Property type	Semi-detached house
Total floor area	85 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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