



Kingston Road, Staines, Middlesex, TW18 1PG

£635,000 F/H



An enormous extended three bedroom family home, built in 1959, offered for sale with no onward chain. This superbly presented property benefits from a large open plan lounge/diner, fully fitted kitchen, family room, downstairs cloakroom and luxury shower room. Externally, there is a landscaped 115ft (35.05m) South facing garden in addition to parking for three cars. Local schools, shops and recreation park are a few minutes walk away. Staines station and newly built leisure centre are also nearby.

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<u>ENTRANCE HALLWAY:</u>	Radiator, woodblock flooring, stairs to first floor. Double glazed window to front. Door into: -
<u>CLOAKROOM:</u>	In white with low level WC, wash hand basin. Double glazed window to side.
<u>FAMILY ROOM:</u>	Radiator, woodblock flooring, coved cornice ceiling. Double glazed window to front.
<u>LOUNGE/ DINING ROOM:</u>	Two radiators, coved cornice ceiling, feature brick fireplace. Two pairs of double glazed sliding patio doors into garden.
<u>KITCHEN:</u>	Extensive range of base and eye level units, granite work tops, ceramic tiled floor, tiled splash back, chrome radiator, fully integrated appliances, two sink units, concealed lighting, access to gas combi boiler. Two double glazed windows and double glazed door to side:-
<u>LANDING:</u>	Hatch to loft space, part galleried, doors to all bedrooms. Double glazed window to front.
<u>BEDROOM ONE:</u>	Radiator, built in wardrobe, coved cornice ceiling, ceiling fan-light. Double glazed window to rear.
<u>BEDROOM TWO:</u>	Radiator, built in wardrobe, coved cornice ceiling, ceiling fan-light. Double glazed window to front.
<u>BEDROOM THREE:</u>	Radiator, built in wardrobe, vanity sink unit, coved cornice ceiling. Double glazed window to rear.
<u>SHOWER ROOM:</u>	Luxury white suite comprising electronic WC, suspended wash hand basin, large, tiled shower cubicle with twin head mixer/shower, chrome ladder radiator, tiled floor, tiled shelf, extractor fan. Frosted double glazed window to side.

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 115ft (35.05m). A thoughtfully landscaped South facing garden with stone patio, circular brick compass feature, outside tap, brick BBQ, timber shed, vegetable beds, various shrubs and side access.
<u>DRIVEWAY:</u>	Brick paved parking for three cars.
<u>COUNCIL TAX BAND:</u>	E - 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

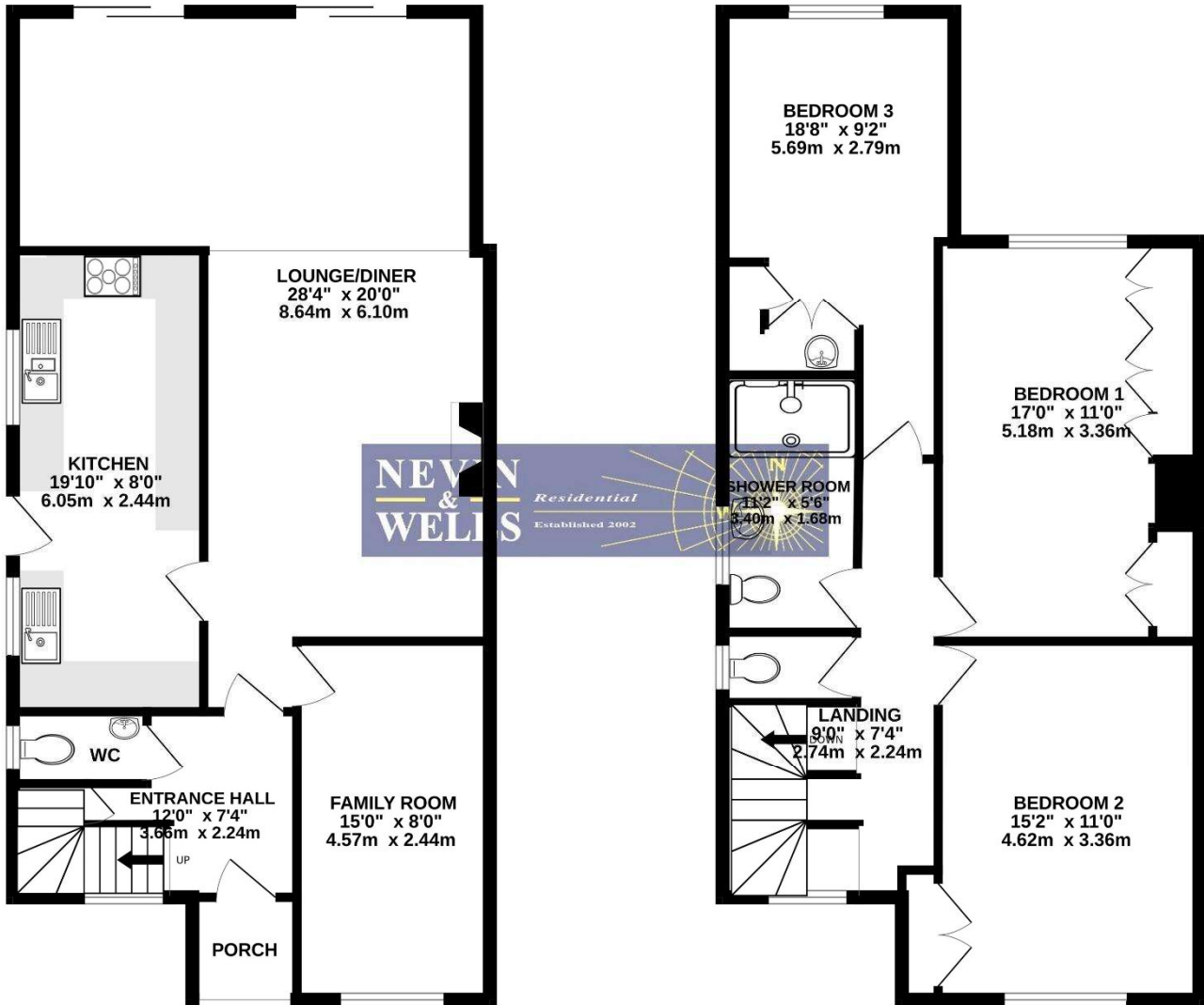


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FLOORPLAN

GROUND FLOOR
797 sq.ft. (74.1 sq.m.) approx.

1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 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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EPC

238b Kingston Road STAINES-UPON-THAMES TW18 1PG		Energy rating C
Valid until 24 September 2034	Certificate number 8434-5321-2400-0045-2222	
Property type	Semi-detached house	
Total floor area	128 square metres	

Rules on letting this property

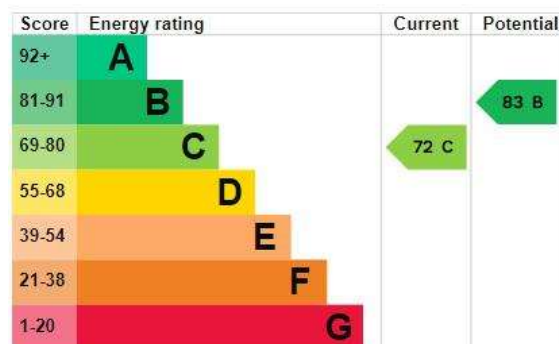
Properties can be let if they have an energy rating from A to E.

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.