



**Farmers Road, Staines, TW18 3JE**

**OIEO £400,000 F/H**



This beautifully presented two bedroom semi detached residence situated within a no through road location just yards from Staines High Street amenities, Two Rivers Shopping Complex and The River Thames. Accommodation comprises open plan living/kitchen area, luxury shower room and private rear garden. Residents parking, subject to application. No onward chain.

**Farmers Road, Staines-upon-Thames, Middlesex, TW18 3JE**

Double glazed composite door to:

**ENTRANCE AREA:**

Laminate wood effect flooring, radiator and open plan to:-

**KITCHEN/LIVING AREA:**

**Kitchen:** Comprising eye and base level units with solid wood work tops, single sink unit with mixer tap, fitted oven, hob and extractor over, built in microwave, fitted dish washer, fitted fridge/freezer, space for other appliances. Part tiled walls, breakfast bar area, wood effect flooring and front aspect leaded light double glazed windows.

**Living Room:** stair to first floor, coved ceilings, radiator, laminate wood effect flooring, rear aspect double glazed Opaque doors to garden.

**DOWNSTAIRS W/C:**

Low level WC, wall mounted wash hand basin, laminate wood effect flooring, front aspect Opaque double glazed window.

**FIRST FLOOR LANDING:**

Access to loft, over stairs storage cupboard, hand rail, radiators, laminate wood effect flooring and doors to all rooms:

**BEDROOM ONE:**

Fitted mirror wardrobes, radiator, laminate wood effect flooring and front aspect leaded light double glazed windows.

**BEDROOM TWO:**

Built in wardrobes, radiator, laminate wood effect flooring, rear aspect double glazed windows.

**MONDERN BATHROOM:**

White three piece suite, panel enclosed bath with shower over, glass shower screen, vanity enclose wash hand basin, concealed low level WC, extractor fan, part tiled walls, heated towel rail, tiled flooring.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 15ft.** Patio area raised flower beds and gate to rear.

**PARKING:**

Residents parking (subject to application)

**COUNCIL TAX BAND:**

D - Runnymede Borough Council

**VIEWINGS:**

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

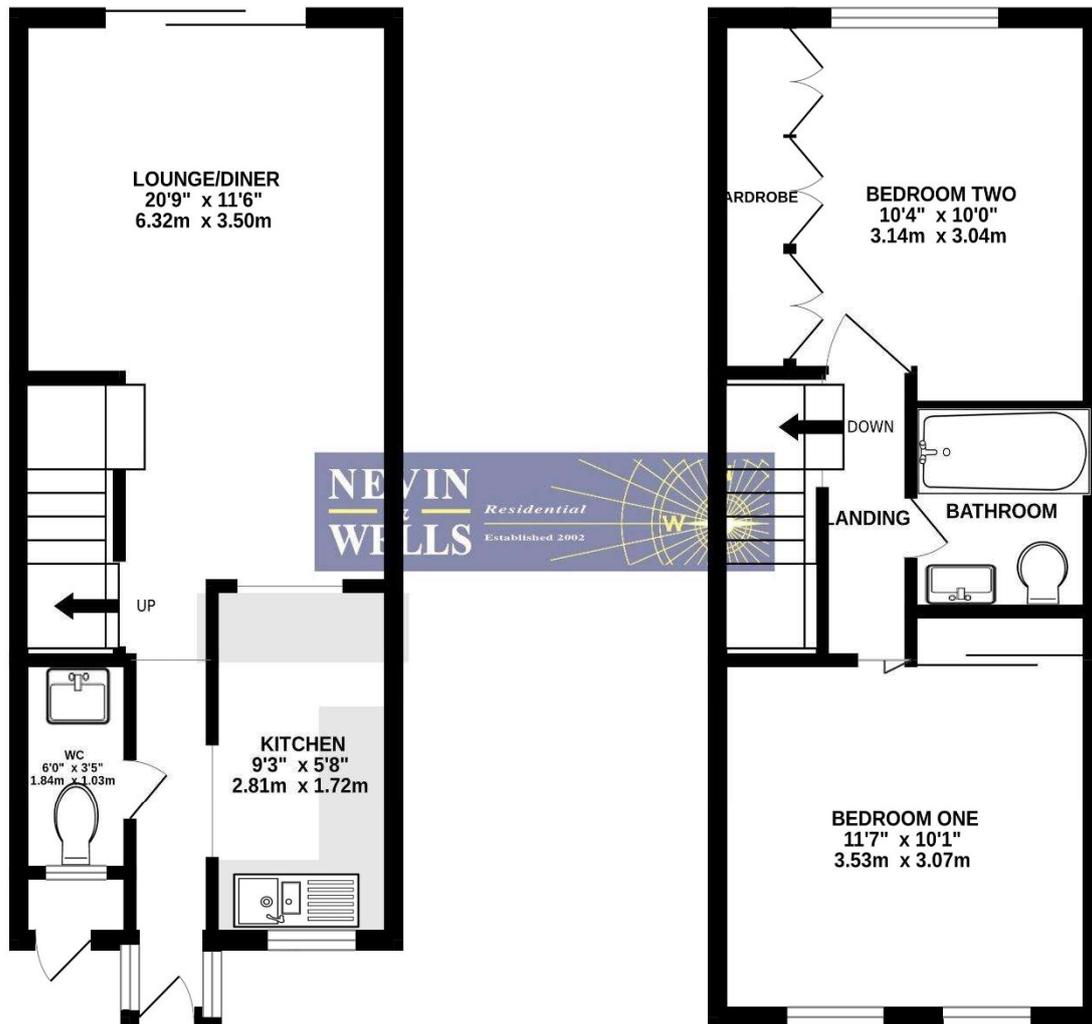


**Farmers Road, Staines-upon-Thames, Middlesex, TW18 3JE**

**FLOORPLAN**

GROUND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.

1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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.  
Made with Metropix 62024

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

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### EPC

22, Farmers Road STAINES TW18 3JE		Energy rating <b>D</b>
Valid until <b>19 September 2029</b>	Certificate number <b>0840-2891-6615-9691-4645</b>	

**Property type** Semi-detached house

**Total floor area** 60 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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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