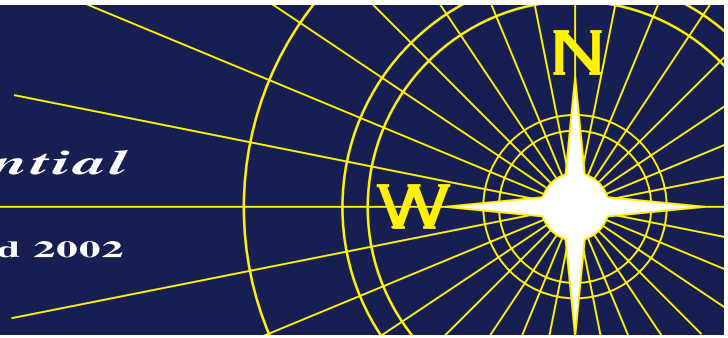


NEVIN & WELLS

Residential

Established 2002



Aymer Drive, Staines upon Thames, TW18 3LL

£375,000 Freehold



An excellent opportunity to acquire this very well presented two double bedroom modern end terrace home located in a cul-de-sac. Benefits include entrance hallway, fitted kitchen, lounge/dining room, luxury first floor bathroom, private rear garden, own driveway providing off street parking for up to four vehicles and a garage in nearby block. Further benefits include gas central heating and double glazing throughout.

Aymer Drive, Staines upon Thames, Middlesex, TW18 3LL

Main door to:

**ENTRANCE
HALLWAY:**

Stairs to first floor, under stair storage cupboard, radiator, solid oak flooring and opening to:

FITTED KITCHEN:

3.70m x 1.68m (12'1 x 5'6) Comprising eye and base level units with square edge work surfaces, stainless steel drainer unit with mixer tap, fitted oven, hob and extractor over, space for other appliances, radiator, part tiled walls, tiled flooring and front aspect double glazed window.

**LOUNGE/DINING
ROOM:**

5.36m x 3.56m (17'5 x 11'8) Coved ceiling, vertical radiator, solid oak flooring and rear aspect double glazed patio doors to garden.

**FIRST FLOOR
LANDING:**

Access to loft, handrail and balustrading, fitted carpet and doors to all rooms.

BEDROOM ONE:

3.55m x 3.27m (11'7 x 10'8) Coved ceiling built in wardrobes, radiator, fitted wardrobe and rear aspect double glazed window.

BEDROOM TWO:

3.56m x 3.09m (11'8 x 10'1) Coved ceiling radiator, fitted carpet and front aspect double glazed window.

**FAMILY
BATHROOM:**

White three piece suite comprising panel enclosed bath with shower over, vanity enclosed wash hand basin, low level W.C, heated towel rail, extractor fan, fully tiled walls, tiled flooring and side aspect opaque double glazed window.

OUTSIDE

REAR GARDEN:

Patio area, artificial lawn area, flower and shrub borders, rear access gate and enclosed by panel fencing.

OWN DRIVEWAY:

Block paved driveway providing off street parking for up to four vehicles.

VIEWINGS:

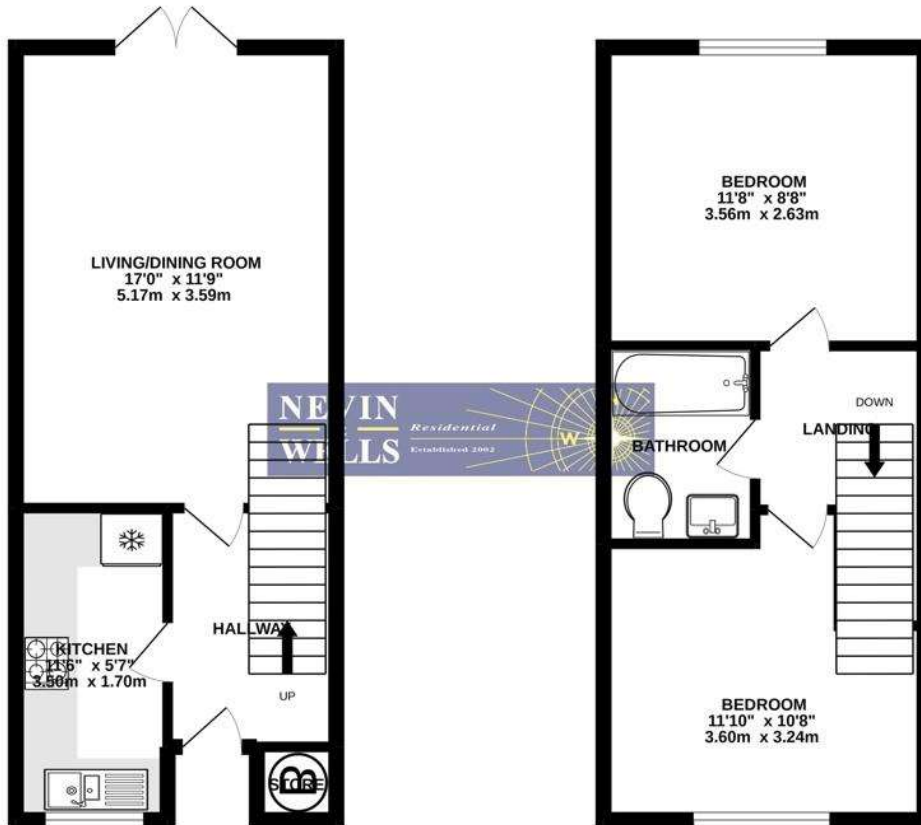
**By appointment with Nevin & Wells Residential 01784 437437.
For more pictures, visit our website www.nevinandwells.co.uk**

Aymer Drive, Staines upon Thames, Middlesex, TW18 3LL

FLOORPLAN

GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 10/2022

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

Aymer Drive, Staines upon Thames, Middlesex, TW18 3LL

EPC

23, Aymer Drive STAINES TW18 3LL		Energy rating E
Valid until 4 February 2027	Certificate number 80076925-1729-8406-8233	
Property type	End-terrace house	
Total floor area	83 square metres	

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is E, it has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.