



**Elizabeth Avenue, Laleham, Middx, TW18 1JN £400,000 Freehold**



A 1950's built three bedroom terraced home, situated close to local shops and schools, offering 'NO ONWARD CHAIN'. Benefits include spacious lounge, conservatory, large kitchen, modern bathroom, gas central heating and double glazing. Externally, there is a detached timber office and lawned gardens. Access to a Recreation Park is also close at hand. Contact sole agent.

**Elizabeth Avenue, Laleham on Thames, Middx, TW18 1JN**

Double glazed front door into:

**ENTRANCE HALL:** 4.69m x 1.98m (15'4 x 6'6) Radiator, under stair cupboard, stairs to first floor. Double glazed window to front. Door to side access.

**KITCHEN:** 3.54m x 2.89m (11'8 x 9'6) Range of birch effect base and eye level units, grey laminate worktops, tiled splash back, built in electric double oven, space for washing machine and dishwasher, larder cupboard, Oak effect flooring, concealed lighting. Stainless steel single bowl single drainer sink with chrome mixer tap. Double glazed window to front.

**LOUNGE/DINING ROOM:** 5.66m x 3.66m (18'6 x 12') Radiator, built in storage, feature fireplace. Double glazed window to rear. Open plan into:

**CONSERVATORY:** 2.92m x 2.74m (9'6 x 9) Oak effect flooring, double glazed mainframe and polycarbonate roof. Double glazed French doors into garden.

**LANDING:** 1.93m x 1.86m (6'4 x 6'2) Hatch to loft space, airing cupboard housing hot water cylinder.

**BEDROOM ONE:** 3.66m x 3.05m (12' x 10') Radiator, built in double wardrobe. Double glazed window to rear.

**BEDROOM TWO:** 2.96m x 2.19m (9'8 x 7'2) Radiator. Double glazed window to front.

**BEDROOM THREE:** 2.42m x 2.01m (8' x 6'8) Radiator, storage cupboard. Double glazed window to front.

**BATHROOM:** 1.72m x 1.59m (5'8 x 5'2) In white with wash hand basin set into vanity unit, panel bath with chrome mixer taps, fully tiled walls. Frosted double glazed window to rear.

**W.C:** 1.72m x 0.86m (5'8 x 2'10) In white with low level W.C, part tiled wall. Frosted double glazed window to rear.

**OUTSIDE**

**REAR GARDEN:** 48ft (14.63m) Paved patio, lawn, various shrubs, side access gate.

**OFFICE:** 3.05m x 2.44m (10' x 8') Detached timber office with light and power.

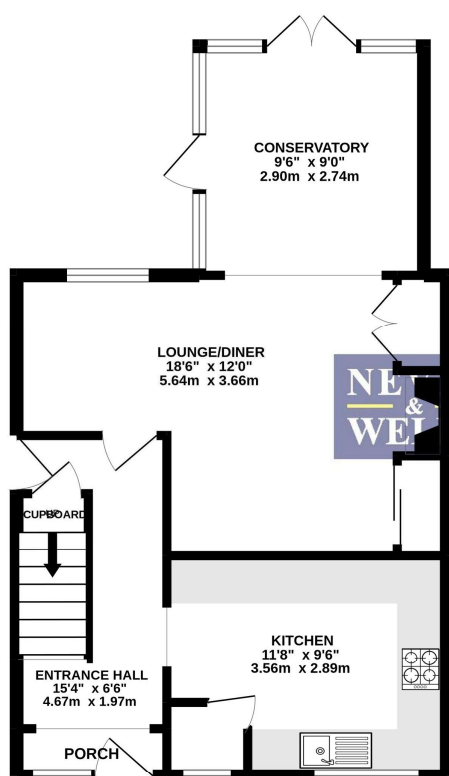
**FRONT GARDEN:** Lawn area, various shrubs.

**VIEWINGS:** By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

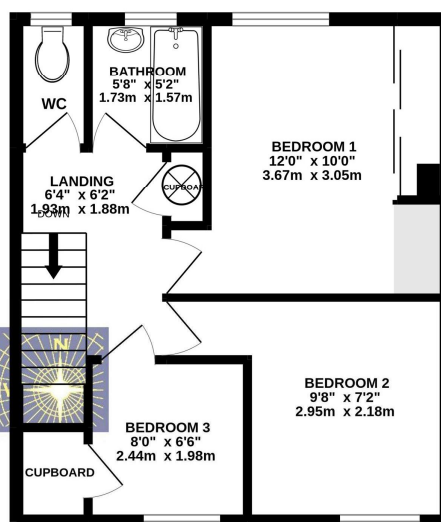
# Elizabeth Avenue, Laleham on Thames, Middx, TW18 1JN

## FLOORPLAN

GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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

169 Elizabeth Avenue STAINES-UPON-THAMES TW18 1JN		Energy rating <b>D</b>
Valid until 3 March 2032	Certificate number 0432-7127-1100-0127-4202	

Property type	Mid-terrace house
Total floor area	83 square metres

Rules on letting this property

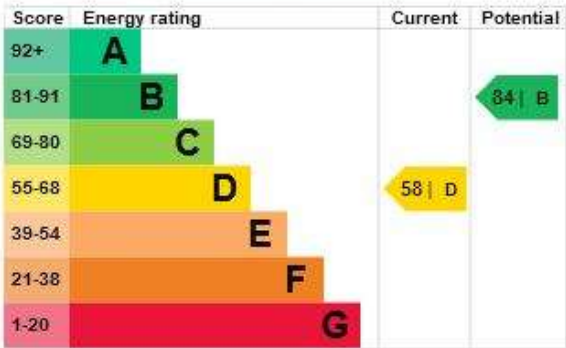
Properties can be rented if they have an energy rating from A to E.

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 D. It has the potential to be B.

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



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

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