



[Windmill Close, Sunbury on Thames, TW16 7HU](#)

[£700,000 F/H](#)

## Windmill Close, Sunbury on Thames, Middlesex, TW16 7HU

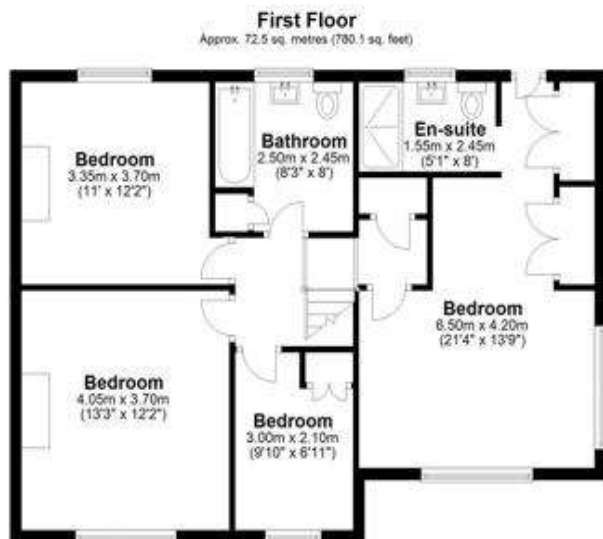
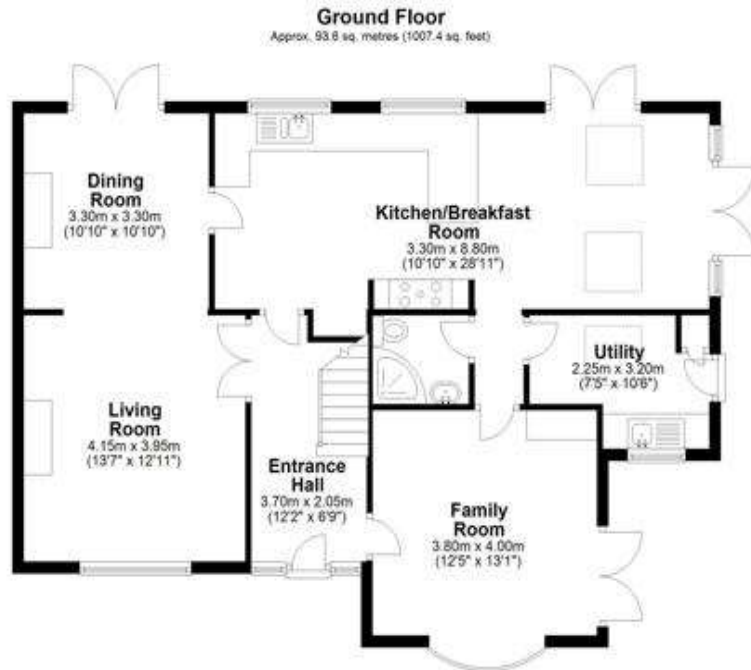
A stunning extended family home, offering very spacious and versatile accommodation, situated in a quiet 'NO THROUGH ROAD'. The accommodation comprises four double bedrooms, three reception rooms, kitchen/breakfast room, utility room and three bathrooms (one en-suite). Externally, there is a mature and secluded 80ft (24.38m) rear garden, ideal for children and entertaining, to the front there is a neatly kept garden and private drive. Access to M3/A316, Sunbury Cross shops, mainline station and local schools is close at hand.

- CANOPY PORCH:** Double glazed front door under with courtesy light to side.
- ENTRANCE HALL:** 3.70m x 2.05m (12'2 x 6'9) Radiator in ornate casement, coved cornice ceiling, engineered oak floor, under stair cupboard, stairs to first floor, glazed doors into:-
- LIVING ROOM:** 4.15m x 3.95m (13'7 x 12'11) Radiator, engineered oak floor, coved cornice ceiling, feature cast iron fireplace. Double glazed window to front.
- DINING ROOM:** 3.30m x 3.30m (10'10 x 10'10) Radiator, picture rail, engineered oak floor, chimney display recess. Double glazed French doors into garden. Internal door into:
- KITCHEN AREA:** 8.80m x 3.30m (28'11 x 10'10) Range of white shaker style units, woodblock worktops, engineered oak effect tiled flooring, tiled splash back, breakfast bar, space for dishwasher and fridge/freezer, pan rack, extractor filter, one and half bowl single drainer ceramic sink with chrome mixer tap. Two double glazed windows to rear. Open plan into:
- BREAKFAST AREA:** Oak effect tiled flooring, feature brick wall, vaulted ceiling with double glazed Velux windows, dual aspect double glazed French doors to side and rear into garden.
- FAMILY ROOM:** 4.00m x 3.80m (13'1 x 12'5) Radiator, oak effect floor tiles, double glazed window to side, double glazed French doors to rear.
- UTILITY ROOM:** 3.20m x 2.25m (10' x 7'5) Oak effect tiled flooring, radiator, storage cupboards, access to gas combi boiler, space for washing machine. Double glazed door to side, double glazed window.
- SHOWER ROOM:** White suite comprising low level W.C, wash hand basin, radiator, extractor fan, tiled shower cubicle housing chrome mixer shower, dado rail.

- LANDING:** Hatch to loft space, storage cupboard, loft window.
- BEDROOM ONE:** 6.50m x 4.20m (21'4 x 13'9) Radiator, dressing area with built in wardrobes. Dual aspect double glazed windows to front and rear. Internal door into:
- EN-SUITE SHOWER ROOM:** 2.45m x 1.55m (8'0 x 5'1) White Victoriana suite comprising low level W.C, pedestal wash hand basin, large tiled shower cubicle housing dual head chrome mixer shower, part tiled walls, chrome ladder radiator. Frosted double glazed window to rear.
- BEDROOM TWO:** 4.05m x 3.70m (13'3 x 12'2) Radiator, coved cornice ceiling. Double glazed window to front.
- BEDROOM THREE:** 4.05m x 3.35m (12'2 x 11'0) Radiator, dado rail, coved cornice ceiling. Double glazed window to rear.
- BEDROOM FOUR:** 3.00m x 2.11m (9'10 x 7'0) Radiator, coved cornice ceiling. Double glazed window to front.
- BATHROOM:** 2.50m x 2.45m (8'3 x 8'0) White Victoriana suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap, part marble tiled walls, radiator. Frosted double glazed window to rear.

### OUTSIDE

- REAR GARDEN:** Approximately 80ft (24.38m). A mature and secluded rear garden with large timber deck, paved patio, raised seating area, timber childrens play house, outside tap, external power point, various trees and shrubs, side access.
- NB - The final 20ft of the garden is rented from Thames Water for a small fee.**
- FRONT GARDEN:** Lawn area, various shrubs, picket fence to front.
- DRIVEWAY:** Private driveway to side of property.
- 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)



Total area: approx. 166.1 sq. metres (1787.5 sq. feet)

**Energy performance certificate (EPC)**

2 Windmill Close  
SUNBURY-ON-THAMES  
TW16 7HU

Energy rating

**C**

Valid until: **18 October 2031**

Certificate number: 5390-6310-0022-8099-0093

Property type: Semi-detached house

Total floor area: 152 square metres

**Energy efficiency rating for this property**

This property's current energy rating is C. 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).

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

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

