



Situated on a corner plot offering potential for double storey extension (STPP) is this well-presented three bedroom family home in a quiet 'no through road'. This spacious home offers a lounge, dining room, conservatory, utility room/store, first floor shower room, double glazing and gas central heating. The rear garden is 40ft (12.19m) and the front garden could be used as additional parking. Staines Town Centre is a one and half miles away. Contact sole agent.

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

Double glazed front door into:

ENCLOSED PORCH: 2.37m x 1.02m (7'10 x 3'4) Ceramic tiled floor. Hardwood internal door into:

ENTRANCE HALLWAY: 2.49m x 1.41m (8'2 x 4'8) Radiator, stairs to first floor, internal door into:

UTILITY: 2.49m x 1.98m (8'2 x 6'6) Access to meters and fuse board, light and power.

LOUNGE: 6.81m x 3.97m (22'4 x 13'0) Two radiators, under stair storage recess. Window to front. Double glazed sliding patio door into conservatory. Double glazed internal door into:

DINING ROOM: 3.35m x 2.68m (11'0 x 8'10) Ceramic tiled floor, Dimplex electric convector heater. Double glazed French doors into garden.

KITCHEN: 3.05m x 2.12m (10'0 x 7'0) Range of white base and eye level units, integrated Whirlpool washing machine, integrated Hotpoint dishwasher, built in Stoves electric double oven and Bosch microwave, laminate worktops, part tiled walls, ceramic tiled floor, four ring gas hob, integrated fridge/freezer, single bowl single drainer unit with mixer tap. Double glazed window to rear.

LANDING: 2.92m x 2.12m (9'6 x 7'0) Airing cupboard housing hot water cylinder, access to shower pump, hatch to loft space.

BEDROOM ONE: 4.55m x 2.74m (15'0 x 9'0) Radiator, built in wardrobes and drawers. Double glazed window to front.

BEDROOM TWO: 3.35m x 2.74m (11'0 x 9'0) Radiator, built in wardrobes. Double glazed window to rear.

BEDROOM THREE: 3.05m x 2.12m (10'0 x 7'0) Radiator, over stairs display plinth. Double glazed window to front.

SHOWER ROOM: 2.12m x 1.83m (7'0 x 6'0) White suite comprising low level W.C, wash hand basin set into vanity unit, glass shower cubicle housing chrome mixer shower, ceramic tiled floor, fully tiled walls, chrome ladder radiator. Frosted double glazed window to rear.

OUTSIDE

GARAGE/STORE: 2.96m x 2.49m (9'10 x 8'2) Integral garage with metal up and over door, approached via private drive.

REAR GARDEN: 40ft (12.19m) Neatly kept with patio area, lawn, outside tap, various shrubs, side access gate.

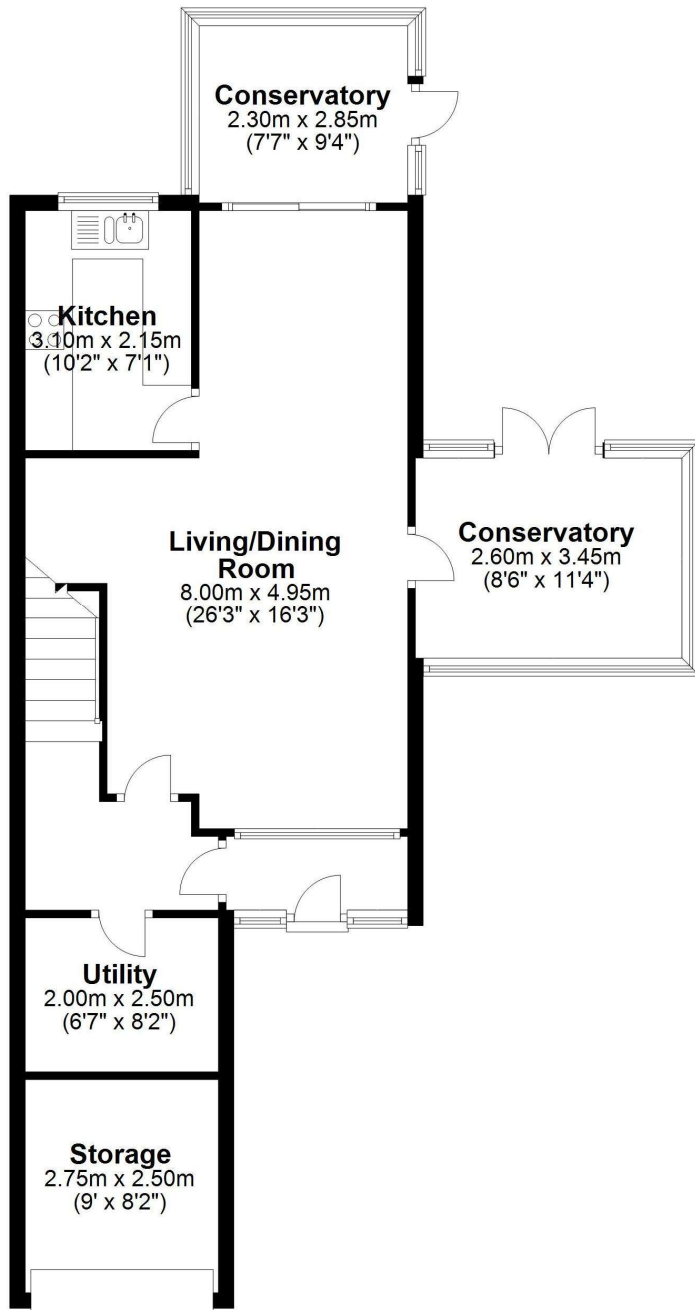
VIEWINGS: By appointment with Nevin & Wells Residential 01784 437437.
For more pictures, visit our website www.nevinandwells.co.uk

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FLOORPLAN

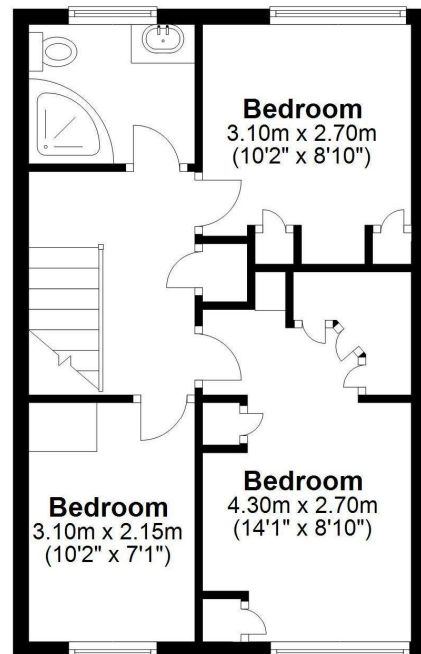
Ground Floor

Approx. 73.2 sq. metres (788.3 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



Total area: approx. 112.8 sq. metres (1214.0 sq. feet)

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

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EPC

Energy performance certificate (EPC)		
24 Aymer Drive STAINES-UPON-THAMES TW18 3LW	Energy rating C	Valid until: 3 November 2031 Certificate number: 9100-2854-4090-2109-2621
Property type	end-terrace house	
Total floor area	79 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	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.

For properties in England and Wales:

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