



Stanwell Close, Stanwell, Middlesex, TW19 7LL, £500,000 Freehold



Situated in a quiet cul-de-sac and only a few hundred yards from the village shops and Oaks Road Recreation park, is this extended four double bedroom house with family bathroom, en-suite shower as well as two large receptions and an office. This property offers fantastic living for a growing family, with ample parking, Stanwell is located close to Heathrow and a short drive from Ashford Town Centre with its many shops and mainline station.

Stanwell Close, Stanwell, Middlesex, TW19 7LL

Double glazed front door into:

**ENTRANCE
HALLWAY:**

Fully tiled floor, radiator, stairs to first floor with cupboard below and door to:

DINING ROOM:

4.29m x 3.95m (14'1 x 12'11) Brick fireplace, double glazed window to front and door to:

KITCHEN:

3.53m x 3.22m (11'7 x 10'6) Eye and base level units with rolled edge work surfaces, concealed dishwasher and fridge. Breakfast bar, one and half bowl single drainer stainless steel sink unit with mixer tap, wall mounted boiler, part tiled walls, fully tiled floor, built in oven, four ring gas hob and extractor over. Double glazed window to rear, open plan to lounge and doorway into:

INNER HALLWAY:

With radiator and door to:

SHOWER ROOM:

Low level W.C, sink unit with mixer tap and drawers below, fully tiled walls, extractor, double glazed window to rear, heated towel rail, fully tiled floors and walk in shower cubicle.

UTILITY ROOM:

3.53m x 2.81m (11'7 x 9'2) Space for appliances, Kenwood upright fridge and freezer, double glazed window to side and door to: Cloakroom with low level W.C.

LOUNGE:

8.23m x 3.40m (27'1 x 11'2) Double radiator, double glazed window to rear and double glazed French doors to side onto decking. Door to:

OFFICE:

4.03m x 2.61m (13'2 x 8'6) Wood effect laminate flooring and door to storage room.

LANDING:

with radiator, hatch to loft and doors to:

BEDROOM ONE:

3.94m x 3.35m (12'11 x 10'11) Fitted seven door corner wardrobes, radiator and double glazed window to front. Door to:

EN-SUITE SHOWER:

Fully tiled floors, extractor, sink unit with mixer tap and cupboard below, walk in shower cubicle with Triton shower unit.

BEDROOM TWO:

6.52m x 2.63m (21'4 x 8'7) Radiator, windows to front and rear, built in five door wardrobes.

BEDROOM THREE:

3.08m x 3.05m (10'1 x 10') Radiator, high level storage cupboard and double glazed window to rear.

BEDROOM FOUR:

3.56m x 2.60m (11'8 x 8'5) Velux window to rear.

OUTSIDE

REAR GARDEN:

Approximately 55ft. Enclosed lawn area, large decked area leading to further enclosed area with two timber storage sheds. Lighting and tap.

PARKING:

Off street parking for two/three vehicles.

COUNCIL TAX:

D - Spelthorne Borough Council

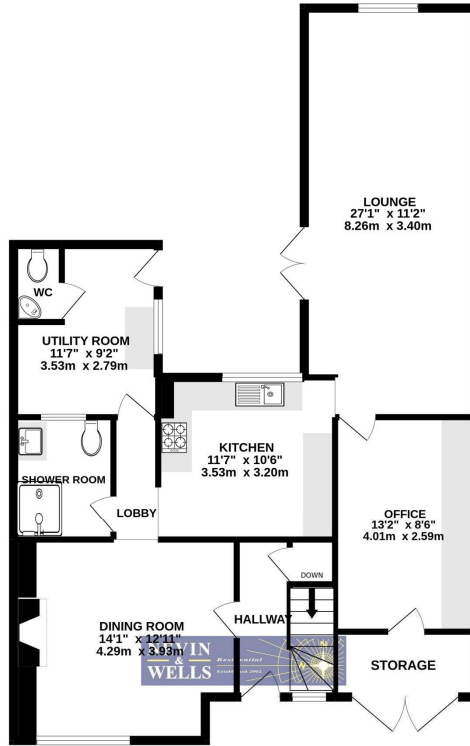
VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

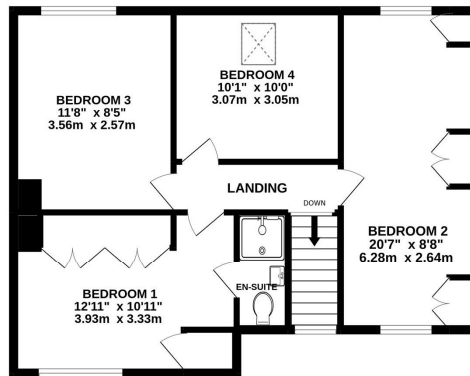
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FLOORPLAN

GROUND FLOOR
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (150.0 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

6 Stanwell Close Stanwell STAINES-UPON-THAMES TW19 7LL		Energy rating C
Valid until 7 July 2022	Certificate number 8000 2189 0422 4103 3323	
Property type	End-terrace house	
Total floor area	147 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 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		83 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