



An opportunity to acquire this four bedroom semi-detached residence with a 90ft side plot/yard offering potential to extend, or self build a separate property, subject to planning permission. The existing property is in need of some modernisation throughout. Accommodation comprises two large reception rooms, kitchen, utility room, first floor bathroom, and enclosed rear decking area and parking to front for up to three vehicles.

Stanwell Close, Stanwell, Middlesex, TW19 7LL

Composite double glazed front door to:-

FAMILY DINING ROOM: 6.80m x 4.27m (22'3 x 14'0) Coved ceiling, dado rail, radiators, built in storage cupboards and cabinets, laminate wood effect flooring. Front aspect leaded light double glazed windows and door opening to:

LIVING ROOM: 5.62m x 3.02m (18'5 x 9'11) Coved ceiling, radiator, front aspect leaded light double glazed window and side aspect leaded light double glazed window.

KITCHEN: 3.70m x 2.43m (12'1 x 8'0) Comprising eye and base level units with square edged work surfaces, stainless steel drainer unit with mixer tap, space for appliances, radiator, tiled flooring, side aspect leaded light double glazed window and rear aspect double glazed sliding door to garden.

UTILITY ROOM: 3.12m x 1.70m (10'2 x 5'7) Square edge work surfaces, space for appliances, radiator, tiled flooring and side aspect leaded light double glazed window.

INNER HALLWAY: Coved ceiling, under stair storage cupboards, stairs to first floor.

FIRST FLOOR LANDING: Rear aspect double glazed window, dado rail, access to loft, over stair storage cupboard, handrail and balustrading and doors to all rooms.

BEDROOM ONE: 4.57m x 3.22 (14'0 x 10'6) Coved ceiling, dado rail, radiator. Front aspect double glazed window.

BEDROOM TWO: 3.18m x 2.46m (10'5 x 8'1) Coved ceiling, dado rail, radiator. Front aspect double glazed Velux window.

BEDROOM THREE: 3.58m x 3.56m (11'9 x 11'8) Coved ceiling, dado rail, radiator and rear aspect double glazed window.

BEDROOM FOUR: 3.14m x 3.02m (9'10 x 10'3) Coved ceiling, radiator, dado rail and side aspect double glazed window.

BATHROOM: White three piece suite comprising corner bath with shower attachment, pedestal wash hand basin, low level W.C, radiator, airing/storage cupboard, fully tiled walls and rear aspect double glazed Velux window.

OUTSIDE

ENCLOSED REAR DECKING AREA: Approx 35ft x 14ft. External tap, timber seating areas and gate to:

SIDE PLOT: 90ft x 70ft. Potential for development/extension with double gated side access and enclosed by panel fencing.

PARKING: Off street parking for three vehicles and double gates to side plot/yard.

COUNCIL TAX BAND: Band E

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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AWAITING FLOOR PLAN

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

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EPC

12, Stanwell Close Stanwell STAINES-UPON-THAMES TW19 7LL	Energy rating D
Valid until 8 July 2030	Certificate number 890-7823-7900-6051-9208

Property type	Semi-detached house
Total floor area	TU square metres

Rules on letting this property

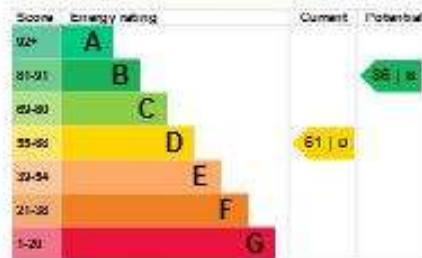
Properties can be let if they have an energy rating from A to E.

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).

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