



Positioned on a large triangular corner plot, this extended family home offers potential to further develop (subject to planning permission). The property offers three double bedrooms, open plan lounge/ diner, downstairs cloakroom, kitchen/breakfast room, gas heating and double glazing. Externally there is triple width garaging and parking for several cars. Access to local schools and shops is close at hand. **NO ONWARD CHAIN.**

Pavilion Gardens, Staines upon Thames, Middlesex, TW18 1HW

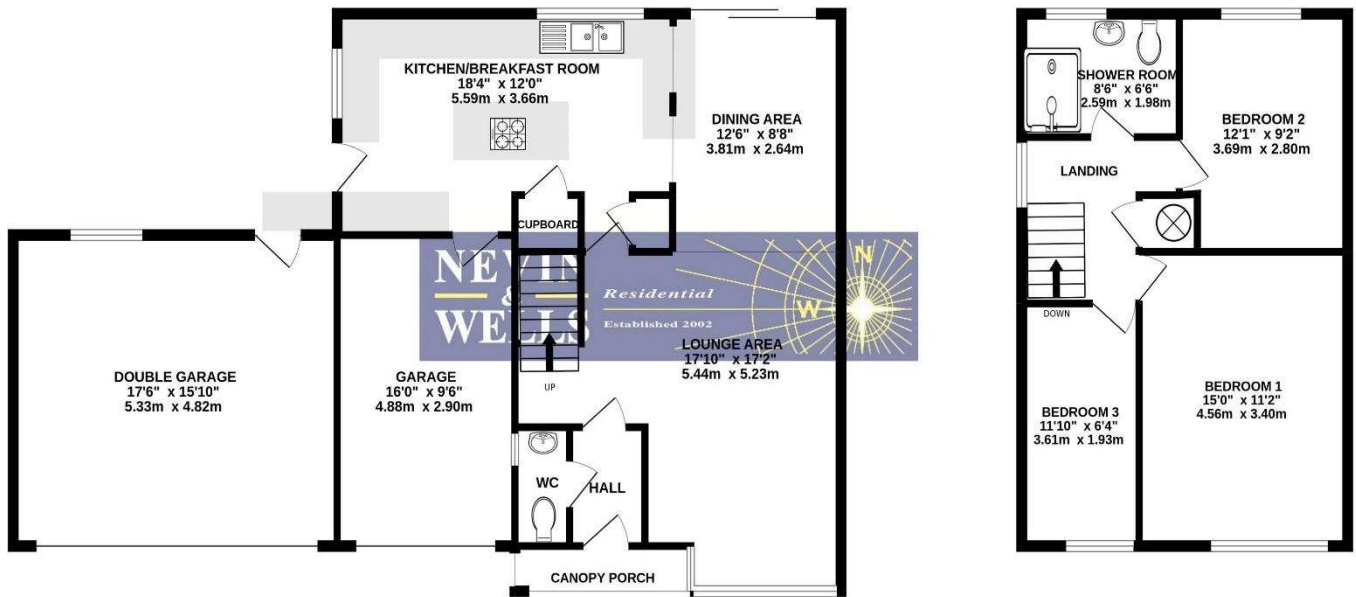
<u>CANOPY PORCH:</u>	Double glazed front door under, leading into:
<u>ENTRANCE HALLWAY:</u>	1.92m x 1.22m (6'4 x 4) Electric convector heater, coved ceiling. Door into:
<u>W.C:</u>	1.92m x 0.90m (6'4 x 3') Low level W.C, pedestal wash hand basin, coved ceiling.
<u>LOUNGE AREA:</u>	5.44m x 5.22m (17'10 x 17'2) Warm air vent, stairs to first floor, coved ceiling. Double glazed window to front. Open plan into:-
<u>DINING AREA:</u>	3.81m x 2.64m (12'6 x 8'8) Warm air vent, coved ceiling. Double glazed sliding patio door to rear. Opening into:-
<u>KITCHEN/ BREAKFAST ROOM:</u>	5.59m x 3.66m (18'4 x 12') Range of Oatmeal coloured base and eye level units, laminate worktops, part tiled walls, ceramic tiled floor, central island with built in gas hob, space for appliances, built in electric double oven, doors into garage and hall, double bowl sink unit with mixer tap. Dual aspect double glazed windows to side and rear.
<u>LANDING:</u>	2.57m x 1.96m (8'6 x 6'6) Airing cupboard, coved ceiling. Double glazed window to side.
<u>BEDROOM ONE:</u>	4.57m x 3.42m (15' x 11'2) Warm air vent, coved ceiling. Double glazed window to front
<u>BEDROOM TWO:</u>	3.66m x 2.74m (12' x 9') Warm air vent, coved ceiling. Double glazed window to rear.
<u>BEDROOM THREE:</u>	3.60m x 1.93m (11'10 x 6'4) Warm air vent, fitted double wardrobe, coved ceiling. Double glazed window to front.
<u>SHOWER ROOM:</u>	2.57m x 1.96m (8'6 x 6'6) Suite comprising low level W.C, pedestal wash hand basin, shower cubicle housing chrome mixer shower, hatch to loft space, tiled walls. Frosted double glazed window to rear.
<u>OUTSIDE</u>	
<u>DOUBLE GARAGE:</u>	5.35m x 4.81m (12' x 15'10) Light, power, window and door to rear. Metal up and over door to front.
<u>GARAGE:</u>	4.88m x 2.89m (16' x 9'6) Light, power. Metal up and over door to front.
<u>PLOT:</u>	Wide triangular plot with potential for extending/building on, subject to planning permission.
<u>COUNCIL TAX BAND:</u>	E - Spelthorne Borough Council
<u>VIEWINGS:</u>	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
1064 sq.ft. (98.8 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.6 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

122 Pavilion Gardens STAINES-UPON-THAMES TW18 1HW	Energy rating D
Valid until 27 June 2032	Certificate number 0000-2508-3060-2322-9351

Property type	Semi-detached house
Total floor area	100 square metres

Rules on letting this property

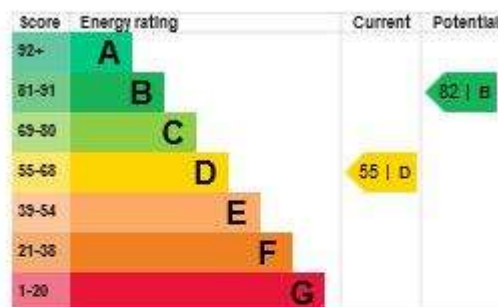
Properties can be let if they have an energy rating from A to E.

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