



Murdoch Close, Staines, TW18 2DJ

£550,000 Freehold



Situated in a quiet and sought after cul-de-sac, within three minutes walk of mainline station, a stunning extended three bedroom end of terrace home. This spacious property offers good sized bedrooms, open plan kitchen/breakfast room, downstairs cloakroom, new bathroom, gas central heating and double glazing. Externally, there are neat landscaped gardens and a two car private drive. The town centre and Leisure Centre/pool are a five minute walk.

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<u>ENTRANCE PORCH:</u>	2.49m x 0.81m (8'2" x 2'8") Brick built with double glazed front door and internal double glazed door into:-
<u>ENTRANCE HALLWAY:</u>	3.18m x 1.48m (10'6" x 4'10") Radiator in ornate casement, coved cornice ceiling, engineered Oak floor, stairs to first floor.
<u>CLOAKROOM:</u>	In white with low level W.C, wash hand basin set into vanity unit, radiator, ceramic tiled floor, coved cornice ceiling. Window to front.
<u>LOUNGE / DINING ROOM:</u>	5.79m x 5.18m (19' x 17' maximum) Two radiators, engineered Oak flooring, coved cornice ceiling. Two double glazed sliding patio doors into rear garden, glazed doors into entrance hallway. Opening into:-
<u>KITCHEN / BREAKFAST ROOM:</u>	6.31m x 2.43m (20'8" x 8') Range of Walnut effect base and eye level units, laminate work surfaces, ceramic tiled floor, part tiled walls, space for breakfast table, vertical radiator, larder cupboards. Integrated Bosch washing machine and dishwasher, stainless steel Neff electric double oven and four ring stainless steel gas hob, stainless steel extractor hood, coved cornice ceiling, space for fridge / freezer. Single bowl single drainer ceramic sink with chrome mixer tap. Double glazed door to side. Double glazed window and Velux ceiling window.
<u>LANDING:</u>	2.84m x 1.37m (9'4" x 4'6") Three storage cupboards, cupboard with work station, hatch to loft space with fold down ladder and light.
<u>BEDROOM ONE:</u>	4.28m x 3.05m (14' x 10') Radiator, coved cornice ceiling, built-in double wardrobe. Double glazed window to rear.
<u>BEDROOM TWO:</u>	3.05m x 2.89m (10' x 9'6") Radiator, coved cornice ceiling, built-in double wardrobe. Double glazed window to front.
<u>BEDROOM THREE:</u>	3.30m x 3.08m (10'10" x 6'10") Radiator, coved cornice ceiling. Double glazed window to rear.
<u>BATHROOM:</u>	2.08m x 1.97m (6'10" x 6'6") Newly installed white suite comprising low level W.C, with concealed flush, wash hand basin, panel bath with chrome mixer tap and manual shower attachment, chrome mixer shower over bath with glass screen to side, part tiled walls, ceramic tiled floor, ladder radiator, extractor fan. Frosted double glazed window to front.

OUTSIDE

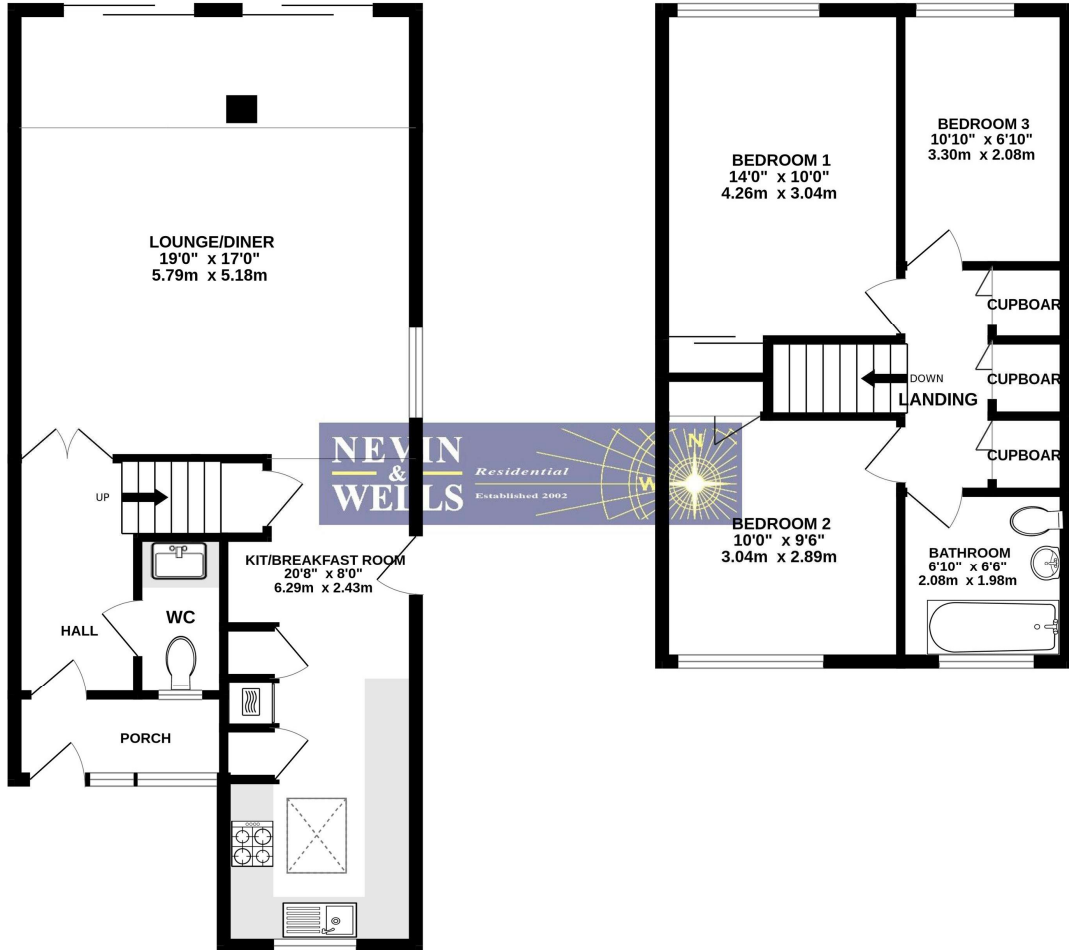
<u>REAR GARDEN:</u>	9.14m (30ft) South facing and neatly landscaped with stone patio, outside light, astro turf, outside tap, external power point, various shrubs, timber shed, side access gate.
<u>FRONT GARDEN:</u>	Various shrubs, external power point.
<u>DRIVEWAY:</u>	Parking space for two cars.
<u>VIEWINGS:</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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FLOOR PLAN

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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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EPC

Energy performance certificate (EPC)		
10 Murdoch Close STAINES-UPON-THAMES TW18 2DJ	Energy rating C	Valid until: 17 March 2033 Certificate number: 0500-0081-0322-3297-3773
Property type	End-terrace house	
Total floor area	99 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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
32+	A		
81-91	B		82 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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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