



**Cherry Orchard, Staines, Middlesex, TW18 2DE    £550,000 Freehold**



Renovated to a high specification by our client, this extended three bedroom home is positioned minutes from mainline station and leisure centre. This spacious property offers generous bedroom sizes, open plan living/ dining, luxury fitted kitchen, downstairs cloakroom, luxury bathroom, gas central heating and double glazing. Externally, there is an integral garage via two car drive and neatly landscaped garden. The town centre and River Thames are a five minute walk. **NO CHAIN.**

**Cherry Orchard, Staines upon Thames, Middlesex, TW18 2DE**

- ENCLOSED PORCH:** Double glazed frame and tiled floor. Glazed door into.
- HALL:** 3.17m x 1.50m (10'4 x 5') Radiator, oak effect floor, coved ceiling. Stairs to first floor.
- W.C:** In white with low level W.C, wash hand basin set into vanity unit, chrome radiator, ceramic tiled floor, extractor fan. Double glazed window to front.
- LOUNGE/DINER/  
KITCHEN:** 6.96m x 5.19m (22'10 x 17') Two radiators, oak effect flooring, ceiling down lighters. Open plan to:  
**KITCHEN AREA:** Range of gloss grey base and eye level units, soft close doors and drawers, woodblock worktops, ceramic tile splashback, integrated dishwasher and fridge. Built in electric oven and four ring halogen hob, extractor hood, butler sink with chrome mixer tap. Double glazed window to rear, double glazed ceiling lantern, double glazed bi-fold doors into garden.
- UTILITY SPACE:** 3.05m x 0.90m (10' x 3') Space for washing machine, space for freezer, oak effect flooring, door into garage.
- LANDING:** Two storage cupboards with light, airing cupboard housing hot water cylinder, hatch to loft space.
- BEDROOM ONE:** 4.31m x 3.05m (14' x 10') Radiator, coved ceiling, built in wardrobe. Double glazed window to rear.
- BEDROOM TWO:** 3.05m x 2.93m (10' x 9'8) Radiator, coved ceiling, built in wardrobe. Double glazed window to front.
- BEDROOM THREE:** 3.32m x 2.07m (10'10 x 6'10) Radiator, coved ceiling. Double glazed window to front.
- BATHROOM:** 2.06m x 1.93m (6'10 x 6'4) Luxury white suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, panel bath with chrome mixer tap and chrome mixer shower over, fitted glass shower screen, part tiled walls, radiator, built in storage medicine cabinet. Frosted double glazed window to front.

**OUTSIDE**

- REAR GARDEN:** 9.14m (Approximately 30ft) Stone patio, new lawn, outside tap, rear gate.
- GARAGE:** Integral single garage with light and power.
- DRIVE:** Brick paved two car drive.
- COUNCIL TAX BAND:** E- Spelthorne Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



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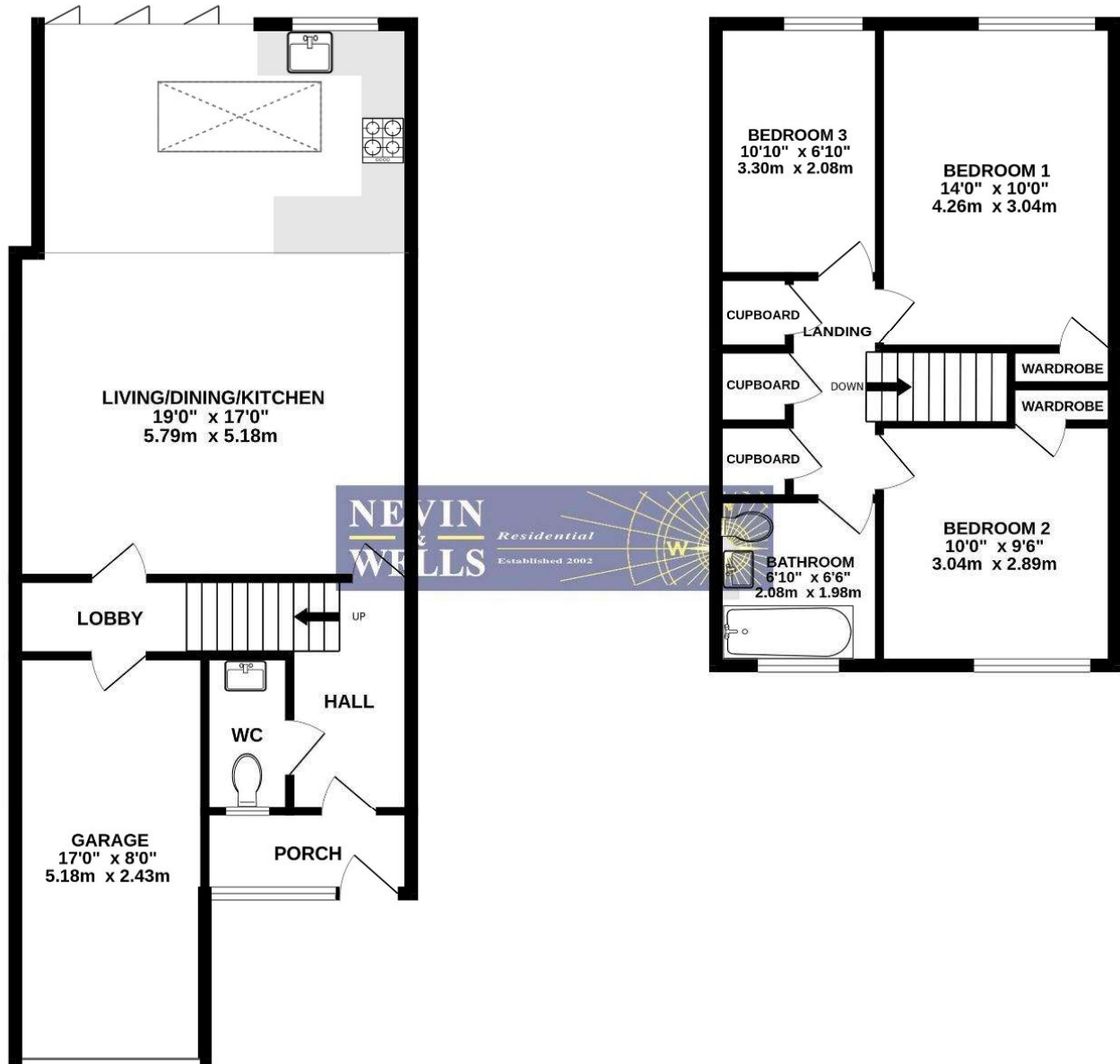
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**FLOORPLAN**

GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.

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



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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.

## Cherry Orchard, Staines upon Thames, Middlesex, TW18 2DE

### EPC

47 Cherry Orchard STAINES-UPON-THAMES TW18 2DE		Energy rating <b>D</b>
Valid until <b>2 September 2031</b>	Certificate number <b>0340-2412-3010-2309-3985</b>	
Property type	Mid-terrace house	
Total floor area	80 square metres	

### Rules on letting this property

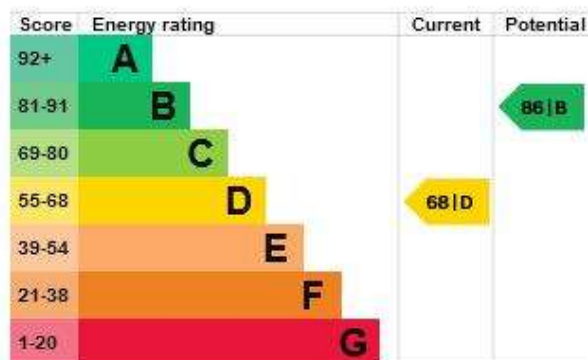
Properties can be let if they have an energy rating from A to E.

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 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