



Pavilion Gardens, Staines, TW18 1HW

OIEO £650,000 Freehold



Situated in one of the areas premiere roads is this four bedroom, neo Georgian style semi-detached home. The property offers excellent potential to extend (subject to planning permission) and potential to convert the double garage into an annexe or games room etc. In addition there is a mature rear garden, utility room, downstairs cloakroom, open plan kitchen/dining room and ample parking to the front. Located close to High Street, mainline train station and Laleham C of E School.

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PVC front door into:

ENTRANCE HALL:

with door to lounge and door to:

**DOWNSTAIRS
CLOAKROOM:**

Low level W.C, vanity sink unit with cupboard below and glazed window.

LIVING ROOM:

5.45m x 5.30m (17'11 x 17'5) Vertical radiator, stairs to first floor, double glazed window to front, coved ceiling, door to kitchen and double doors into:

DINING ROOM:

3.66m x 2.60m (12' x 8'6) Coved ceiling, vertical radiator, double glazed sliding patio doors to rear garden and open plan to:

KITCHEN:

3.65m x 2.80m (12' x 9'2) Beech effect eye and base level units with rolled edge work surfaces, one and half bowl stainless steel sink unit with mixer tap, under stair storage cupboard, additional storage cupboard, space for appliances, concealed dishwasher, built in oven, four ring gas hob with extractor over, fully tiled floors. Double glazed window to rear and door to:

UTILITY ROOM:

2.90m x 2.80m (9'6 x 9'2) Space for appliances, with doors to garage and garden.

LANDING:

Double glazed window to side, built in airing cupboard, hatch to loft space with pull down ladder and boiler. Doors to:

BEDROOM ONE:

3.50m x 3.40m (11'6 x 11'2) Radiator and double glazed window to front.

BEDROOM TWO:

2.90m x 2.70m (9'6 x 8'10) Radiator and double glazed window to rear.

BEDROOM THREE:

3.50m x 1.95m (11'6 x 6'5) Radiator, double glazed window to front and over stair wardrobe.

**BEDROOM
FOUR/OFFICE:**

2.65m x 1.90m (8'8 x 6'3) Radiator and double glazed window to rear.

BATHROOM:

Vanity sink unit with mixer tap and cupboard below, low level W.C, fully tiled walls, heated towel rail, panel enclosed bath with mixer tap and shower over. Light tunnel in ceiling.

OUTSIDE

REAR GARDEN:

Approximately 55ft Mainly laid to lawn with various flower and shrub borders, mature trees, ornamental pond, curved and paved patio, outside tap, fully enclosed with side access.

FRONT GARDEN:

With lawned area and

OFF STREET PARKING:

Paved for up to three vehicles leading to:

**DOUBLE WIDTH
GARAGE:**

5.80 x 2.80m (19' x 9'2) and **6.70m x 2.80m (22' x 9'2)**
By way of two single garages with light and power, both with own up and over doors.

COUNCIL TAX BAND:

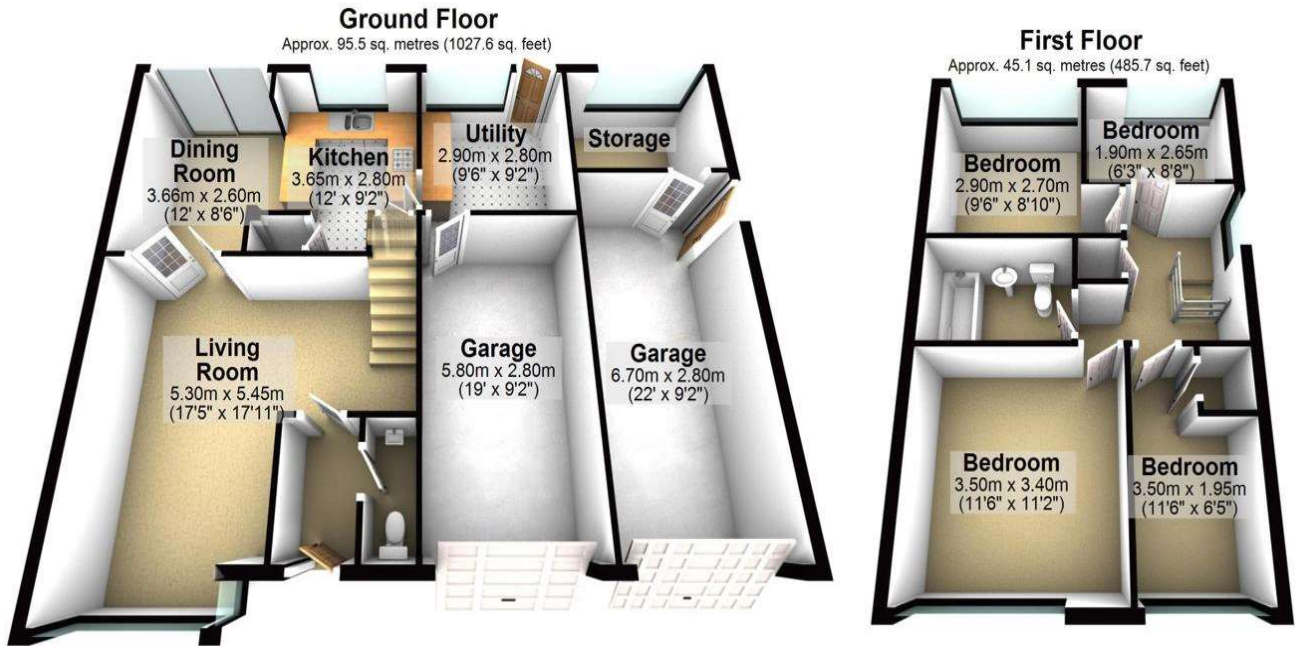
E- Spelthorne Borough Council

VIEWINGS:

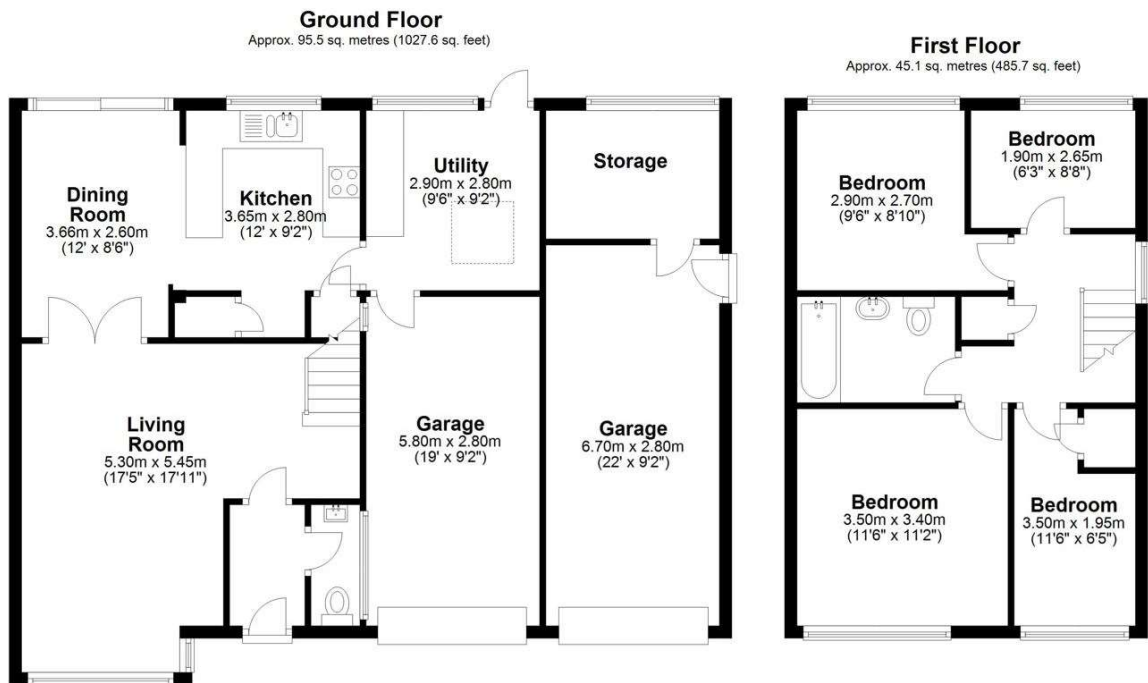
**By appointment with the clients selling agents, Nevin & Wells
Residential on 01784 437 437 or visit www.nevinandwells.co.uk**

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FLOORPLAN



Total area: approx. 140.6 sq. metres (1513.3 sq. feet)



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

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EPC

116 Pavilion Gardens STAINES-UPON-THAMES TW18 1HW		Energy rating C
Valid until 22 May 2033	Certificate number 0380-2513-3250-2097-6781	

Property type Semi-detached house

Total floor area 90 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 rating and score

This property's current energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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