



Aymer Drive, Staines, Middlesex, TW18 3LN £365,000 Freehold



A two double bedroom mid-terrace house in superb condition throughout, in a residential cul-de-sac, approximately one mile from Staines High Street and minutes from the River Thames. Benefits include double glazing, gas central heating, replacement white kitchen and bathroom, South facing rear garden and garage in block. No onward chain if a swift move is required. **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

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| | |
|-----------------------------------|--|
| <u>RECESSED PORCH:</u> | Storage cupboard to side. Double glazed front door into: |
| <u>ENTRANCE HALL:</u> | Stairs to 1 st floor with cupboard below, radiator, door to kitchen and lounge/diner. |
| <u>LOUNGE/DINING ROOM:</u> | 5.14m x 3.56m (16'10 x 11'8) Coved ceiling, radiator. Double glazed windows and French door into rear garden. |
| <u>KITCHEN:</u> | 3.54m x 1.76m (11'6 x 5'8) Single drainer stainless steel sink with mixer tap, granite effect surfaces, gloss white eye level units and base units, built in fridge/freezer, space for washing machine, part tiled walls, built in electric oven and four ring gas hob, overhead extractor filter. Double glazed window to front. |
| <u>LANDING:</u> | 1.93m x 1.73m (6'4 x 5'8) Hatch to loft, doors to both bedrooms and bathroom. |
| <u>BEDROOM ONE:</u> | 3.57m x 3.13m (11'8 x 10'4) Wall to wall fitted wardrobes and dressing table, radiator. Double glazed window to rear. |
| <u>BEDROOM TWO:</u> | 3.57m x 3.25m (11'8 x 10'8) Coved ceiling, radiator, built in wardrobes. Double glazed window to front. |
| <u>BATHROOM:</u> | 2.20m x 1.73m (7'2 x 5'8) Three piece white suite comprising panel enclosed bath with electric shower over, matching low level W.C, pedestal wash hand basin, tiled walls, radiator, medicine cabinet, storage cupboard, extractor fan. |

OUTSIDE

| | |
|---------------------------------|--|
| <u>REAR GARDEN:</u> | 35ft (10.67m) South Facing Mainly laid to stone paved patio area, various shrubs, timber shed, rear gate. |
| <u>FRONT GARDEN:</u> | Paved area leading to front door. |
| <u>GARAGE:</u> | Located in a nearby block, single garage with up and over door. |
| <u>COUNCIL TAX BAND:</u> | D- Runnymede 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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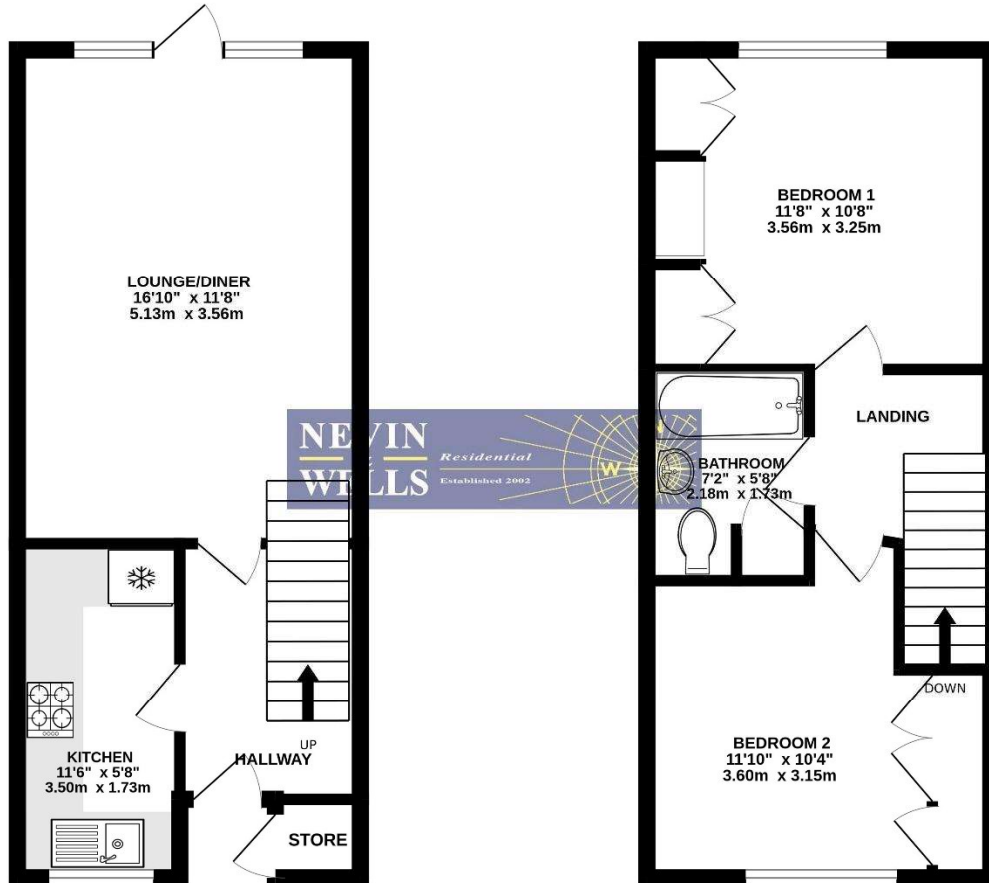
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FLOORPLAN

GROUND FLOOR

1ST FLOOR



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

| Energy performance certificate (EPC) | | |
|---|---------------------------|---|
| 45 Aymer Drive STAINES-UPON-THAMES TW18 3LN | Energy rating C | Valid until: 13 February 2033 Certificate number: 9217-4122-0000-6584-6296 |
| Property type | Mid-terrace house | |
| Total floor area | 63 square metres | |

Rules on letting this property

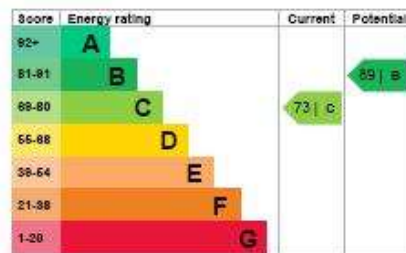
Properties can be let if they have an energy rating from A to E.

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.](#)



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