



Avondale Avenue, Staines, TW18 2NE £350,000 L/H Share of F/H



A stunning ground floor garden maisonette, situated in a quiet tree lined avenue, close to local shops and The River Thames. This spacious home offers two double bedrooms, lounge/diner with feature fireplace, oak panel fitted kitchen, white shower room and mature 45ft (13.72m) rear garden. Access to Staines upon Thames mainline station and shopping centre is within a one mile radius.

Avondale Avenue, Staines upon Thames, Middlesex, TW18 2NE

Double glazed front door into:

ENTRANCE HALLWAY: 4.27m x 0.76m (14' x 2'6) Cupboard housing Worcester gas combination boiler, radiator, storage cupboard with power point, tiled floor, Oak doors into all rooms.

LOUNGE/DINING ROOM: 6.39m x 3.16m (21' x 10'4) Two radiators, coved ceiling, feature marble fireplace with ornate surround. Double glazed window to front and double glazed sliding patio door into rear garden.

KITCHEN: 2.33m x 2.29m (7'6 x 7'0) Range of Oak panel base and eye level units, grey laminate worktops, tiled splashback, integrated washing machine, concealed under unit lighting. Built in stainless steel electric oven and four ring gas hob, overhead extractor filter, built in microwave, integrated fridge/freezer, stainless single bowl sink unit with Nickel mixer tap. Double glazed window to side.

BEDROOM ONE: 3.92m x 3.20m (12' 10 x 10'6) Radiator, fitted shelving. Double glazed bay window to front.

BEDROOM TWO: 3.20m x 2.44m (10'6 x 8') Radiator, wall mounted storage cupboards. Double glazed window to rear.

SHOWER ROOM: 2.29m x 1.37m (7'6 x 4'6) White suite comprising low level W.C, pedestal wash hand basin, walk in shower cubicle housing chrome mixer shower, chrome ladder radiator, fully tiled walls and floor, electric fan heater. Frosted double glazed window to side.

OUTSIDE

REAR GARDEN: 50ft (15.24m) A mature garden with paved patio, outside tap, various shrubs, side access gate, timber storage shed.

FRONT GARDEN: Mature garden with various shrubs, lawn area, path to front door.

LEASE: 999 years from 2018

GROUND RENT: N/A as share of freehold

COUNCIL TAX BAND: C- Spelthorne Borough Council

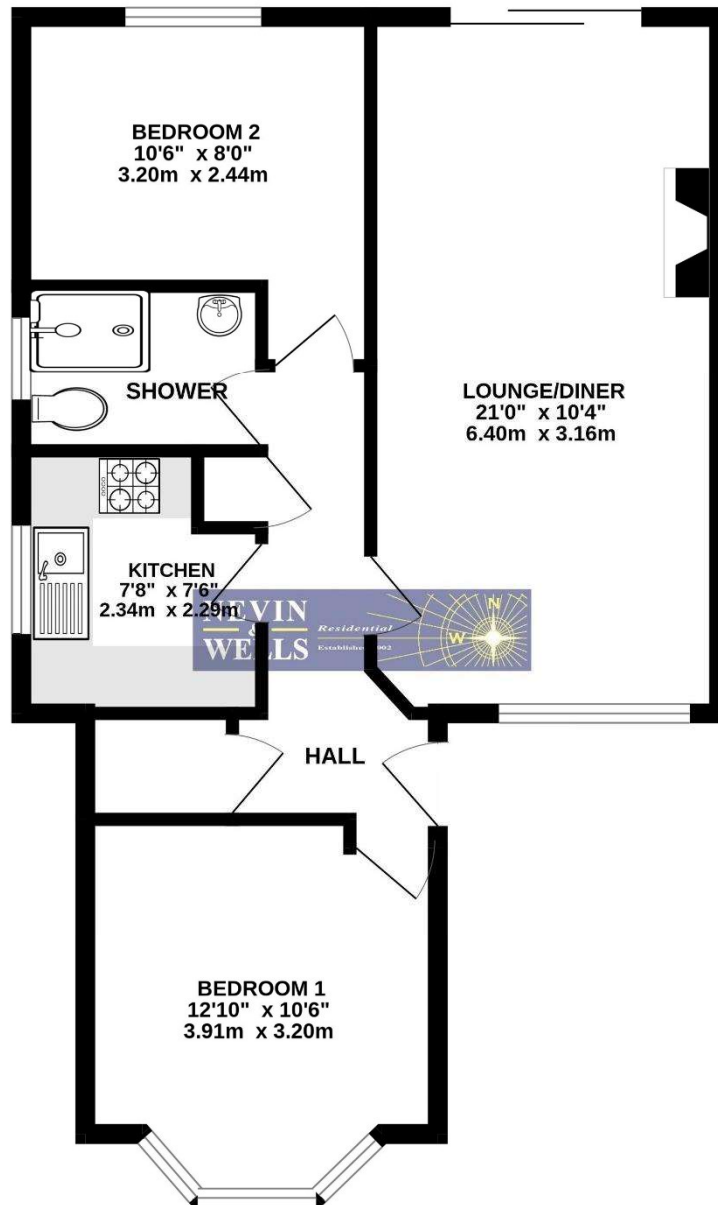
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



Avondale Avenue, Staines upon Thames, Middlesex,

FLOORPLAN

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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

Energy performance certificate (EPC)		
111 Avondale Avenue STAINES-UPON-THAMES TW18 2NE	Energy rating D	Valid until: 24 July 2033 <hr/> Certificate number: 0030-2525-7333-2027-2041

Property type	Ground-floor flat
Total floor area	54 square metres

Rules on letting this property

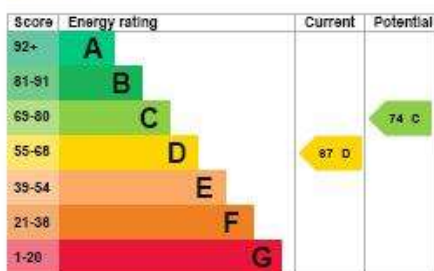
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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



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