



**The Causeway, Staines upon Thames, TW18 3AQ £425,000 Freehold**



A superbly presented and extended three bedroom terraced house, situated within a 10 minute walk of High Street shops, cinema and restaurants. Benefits include gloss cream kitchen, large lounge/diner, modern white bathroom, 60ft (18.29m) landscaped rear garden and garage in block to rear. Access to M25, Heathrow Airport and local schools is close at hand.

## The Causeway, Staines upon Thames, Middlesex, TW18 3AQ

Double glazed front door, leading into:

**ENTRANCE HALL:** Stairs to first floor, under stair cupboard. Door into:

**KITCHEN:** 3.86m x 2.54m (12'8 x 8'4) Range of gloss cream base and eye level units, woodblock effect worktops, ceramic tiled flooring, bevel tile splashback, space for appliances, wall mounted gas boiler, coved ceiling, soft close doors and drawers. One and half bowl single drainer ceramic sink unit with chrome mixer tap. Double glazed window to front.

**LOUNGE/DINER:** 7.57m x 4.06m (24'10 x 13'4) Two radiators, light oak effect flooring, coved ceiling, glazed door into entrance hall. Double glazed sliding patio doors into rear garden.

**LANDING:** 2.24m x 2.13m (7'4 x 7') Hatch to loft space, airing cupboard housing hot water cylinder, doors into bedrooms and bathroom.

**BEDROOM ONE:** 4.27m x 2.74m (14' x 9') Radiator, coved ceiling. Double glazed window to rear.

**BEDROOM TWO:** 3.00m x 2.74m (9'10 x 9') Radiator, coved ceiling, two built in wardrobes. Double glazed window to front.

**BEDROOM THREE:** 3.40m x 1.68m (11'2 x 5'6) Radiator, built in wardrobe, coved ceiling. Double glazed window to rear.

**BATHROOM:** 2.13m x 1.63m (7' x 5'4) White suite comprising low level W.C, pedestal wash hand basin, panel bath with mixer shower over, fully tiled walls, radiator. Frosted double glazed window to front.

## OUTSIDE

**REAR GARDEN:** 18.29m (60ft) Neatly landscaped comprising timber deck, inset flower and shrub beds, pea-shingle path, timber storage shed and rear access gate.

**FRONT GARDEN:** Laid to pea-shingle. Potential to create private drive (subject to planning permission)

**GARAGE:** 5.50m x 2.80m (18' x 9'2) Single garage in block to rear.

**COUNCIL TAX BAND:** C - Runnymede 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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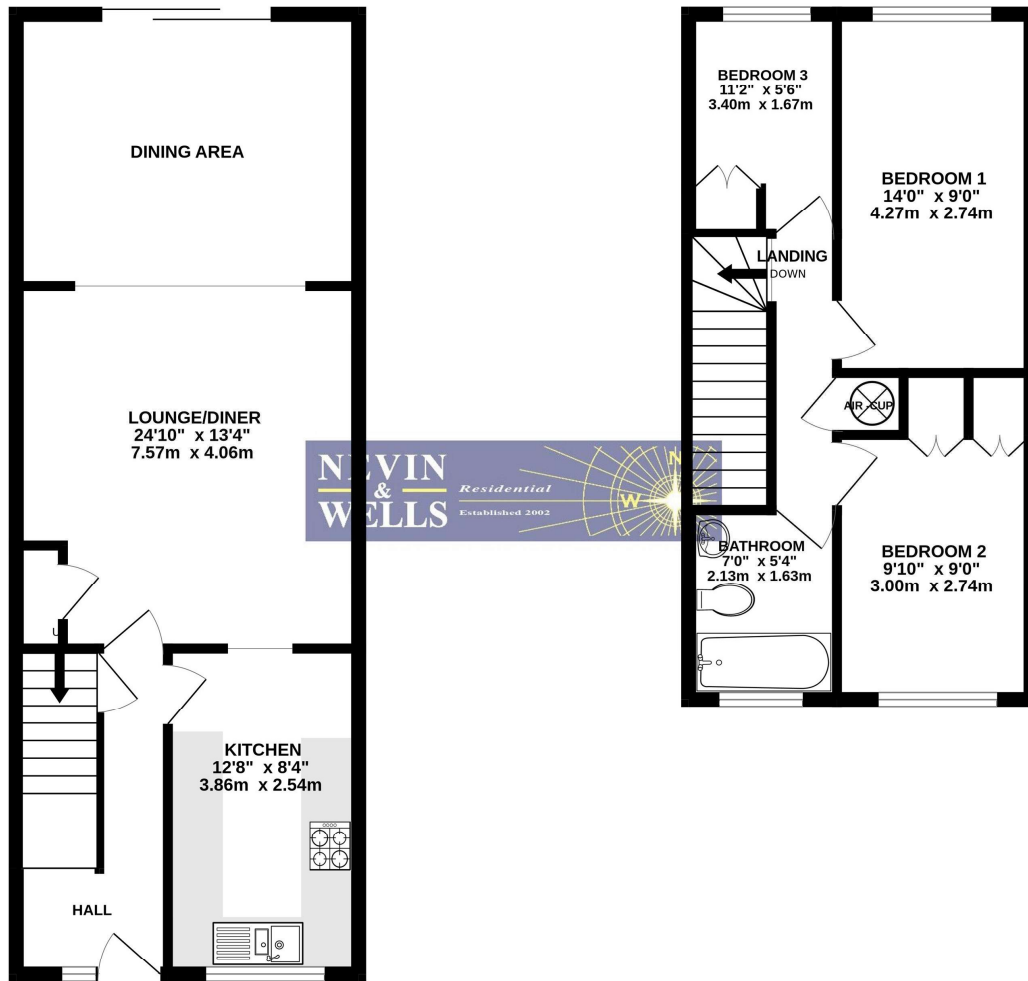


# The Causeway, Staines upon Thames, Middlesex, TW18 3AQ

## FLOORPLAN

GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 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.

## The Causeway, Staines upon Thames, Middlesex, TW18 3AQ

### EPC

18, The Causeway STAINES-UPON-THAMES TW18 3AQ		Energy rating <b>C</b>
Valid until <b>19 February 2030</b>	Certificate number <b>9718-4004-7222-6490-2280</b>	
Property type	Mid-terrace house	
Total floor area	86 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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