



Laleham Road, Staines, TW18 2NR

OIEO £430,000 Freehold



Offered for sale 'CHAIN FREE', a superbly presented two bedroom Victorian cottage with many character features. Benefits include modern kitchen and bathroom, double glazing, gas central heating, feature fireplaces and neatly landscaped rear garden. Local shops, schools and the River Thames are a few minutes walk away. Access to mainline station, leisure centre and High Street is a ten minute walk.

Laleham Road, Staines upon Thames, Middlesex, TW18 2NR

Hardwood front door into:

- ENTRANCE HALLWAY:** 4.61m x 0.85m (15'2 x 2'10) Radiator in ornate casement, oak effect flooring, stairs to first floor.
- LOUNGE:** 4.26m x 2.92m (14' x 9'6) Radiator in ornate casement, oak effect flooring, coved ceiling. Feature marble fireplace housing coal effect gas fire. Double glazed bay window to front.
- DINING ROOM:** 3.95m x 3.66m (13' x 12') Radiator in ornate casement, coved ceiling, oak effect flooring, feature cast iron fireplace. Double glazed window to rear, under stair cupboard. Door into:
- KITCHEN:** 3.85m x 2.29m (12'8 x 7'6) Range of base and eye level units, oak effect laminate worktops, ceramic tiled flooring, space for appliances. Built in electric oven and four ring gas hob, stainless steel extractor hood, cupboard housing gas boiler. One and half bowl stainless steel single drainer sink with chrome mixer tap. Dual aspect double glazed windows to side and rear. Door into garden.
- LANDING:** 4.57m x 0.85m (15' x 2'10) Hatch to loft space with folding ladder.
- BEDROOM ONE:** 3.92m x 3.62m (12'10 x 11'10) Radiator in ornate casement, coved ceiling, feature cast iron fireplace, over stairs cupboard. Double glazed window to front.
- BEDROOM TWO:** 3.66m x 2.92m (12' x 9'6) Radiator, coved ceiling, feature cast iron fireplace. Double glazed window to rear.
- BATHROOM:** 3.83m x 2.32m (12'6 x 7'8) White suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap, fully tiled walls, chrome radiator, feature cast iron fireplace, separate shower cubicle with chrome mixer shower, coved ceiling. Frosted double glazed window to rear.

OUTSIDE

- REAR GARDEN:** 30ft (9.14m) Neatly landscaped with paved patio, outside tap, timber shed, various shrubs and rear access gate.
- FRONT GARDEN:** Dwarf wall with railing to front, inset shrub bed.
- COUNCIL TAX BAND:** D- Spelthorne Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



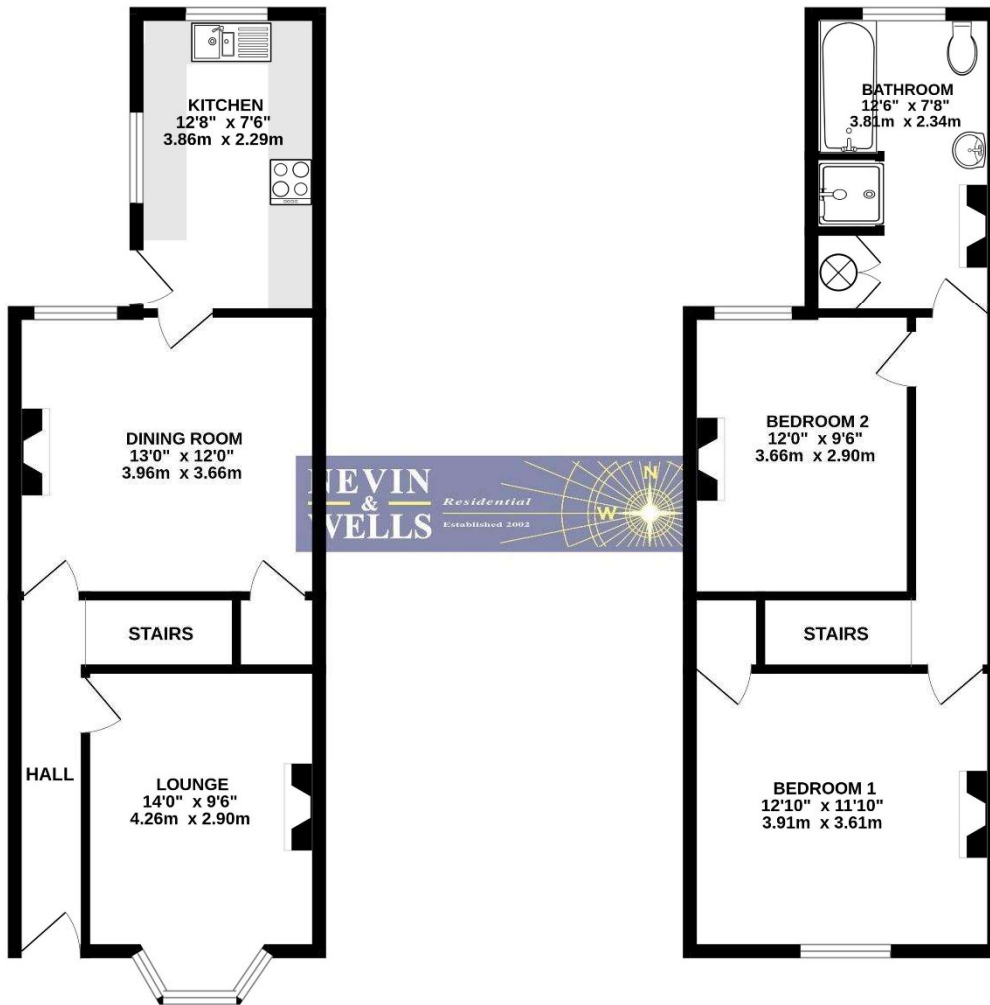
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FLOORPLAN

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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EPC

193 Laleham Road STAINES-UPON-THAMES TW18 2NR		Energy rating E
Valid until 18 November 2031	Certificate number 2006-3900-9209-5840-8204	

Property type Semi-detached house

Total floor area 82 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 E. 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		82 B
69-80	C		
55-68	D		
39-54	E	49 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