

# NEVIN — & — WELLS

*Distinctive Homes*

Established 2002



Aymer Drive, Staines upon Thames, TW18 3LW

£670,000 Freehold



## Aymer Drive, Staines upon Thames, Middlesex, TW18 3LW

Refurbished to a high standard by our client, a four bedroom detached home with three bathrooms, situated in a quiet crescent. Benefits include spacious lounge/diner, grey fitted kitchen and utility room, downstairs cloakroom and potential to create annexe. Externally, there is a 50ft (15.24m) garden complete with 'barbeque hut' and brick paved parking for several cars. Access Staines Town centre shops, restaurants and station is a mile away.

**ENTRANCE HALLWAY:** 4.52m x 1.94m (14'10 x 6'4) Radiator, grey oak effect floor, under stair cupboard, stairs to first floor. Door into:

**CLOAKROOM:** In white with low level W.C, wash hand basin set into stone shelf with vanity unit under, grey oak effect flooring, chrome ladder radiator. Frosted double glazed window to front.

**LOUNGE/DINER:** 7.64m x 3.73m (25' x 12'2) Two radiators, grey oak effect floor, feature log burner. Double glazed window to front. Double glazed French doors into rear garden.

**KITCHEN:** 3.00m x 2.68m (9'10 x 8'10) Range of grey base and eye level units, wood block worktops, tiled splashback, grey oak effect floor, ladder radiator, integrated fridge/freezer, built in electric oven and four ring halogen hob, stainless steel extractor hood, concealed lighting, integrated washing machine and dishwasher, one and half bowl ceramic sink unit with chrome mixer tap. Double glazed window to rear. Double glazed door into:

**UTILITY ROOM:** 2.80m x 1.87m (9'2 x 6'2) Grey storage units, integrated fridge, built in electric oven, two ring halogen hob, stainless steel sink, porcelain tiled floor, extractor filter. Double glazed door to side access.

**BATHROOM:** 2.14m x 1.76m (7' x 5'10) In white with low level W.C, circular wash hand basin with vanity unit under, porcelain tiled floor, fully tiled walls, under floor heating, cupboard housing gas combination boiler, storage cupboard, panel bath with dual head mixer shower over, fitted glass shower screen, extractor fan. Frosted double glazed window to rear.

**BEDROOM ONE:** 3.88m x 3.32m (12'8 x 10'10) Porcelain tiled floor, built in storage unit, built in wardrobe, underfloor heating. Two double glazed Velux ceiling windows. Double glazed window to front.

**LANDING:** 3.35m x 1.98m (11' x 6'6) Hatch to loft space with light, storage cupboard with heater and light.

**BEDROOM TWO:** 3.76m x 3.45m (12'4 x 11'4) Radiator, built in double wardrobe with light. Double glazed window to rear. Door into:

**EN-SUITE SHOWER:** Low level W.C, wash hand basin, shower cubicle housing dual head shower, fully tiled, extractor fan.

**BEDROOM THREE:** 3.35m x 3.00m (11' x 9'10) Radiator, storage cupboard with light. Double glazed window to front.

**BEDROOM FOUR:** 2.34m x 2.25m (7'8 x 7'4) Radiator, overhead storage cupboard. Double glazed window to front.

**BATHROOM:** 1.97m x 1.83m (6'6 x 6'0) White suite comprising low level W.C, wash hand basin set into vanity unit, P-shaped bath with dual head mixer shower over, fitted glass shower screen, part tiled walls, ladder radiator, extractor fan. Frosted double glazed window to rear.

### OUTSIDE

**REAR GARDEN:** 50ft (15.24m) Paved patio, lawn area, outside tap, large timber shed with light and power, various shrubs, side access.

**BARBEQUE STATION:** Detached wooden BBQ building with feature stonework, fridge and charcoal barbeque.

**DRIVEWAY:** Brick paved parking for several cars.

**COUNCIL TAX BAND:** F - Runnymede Borough Council

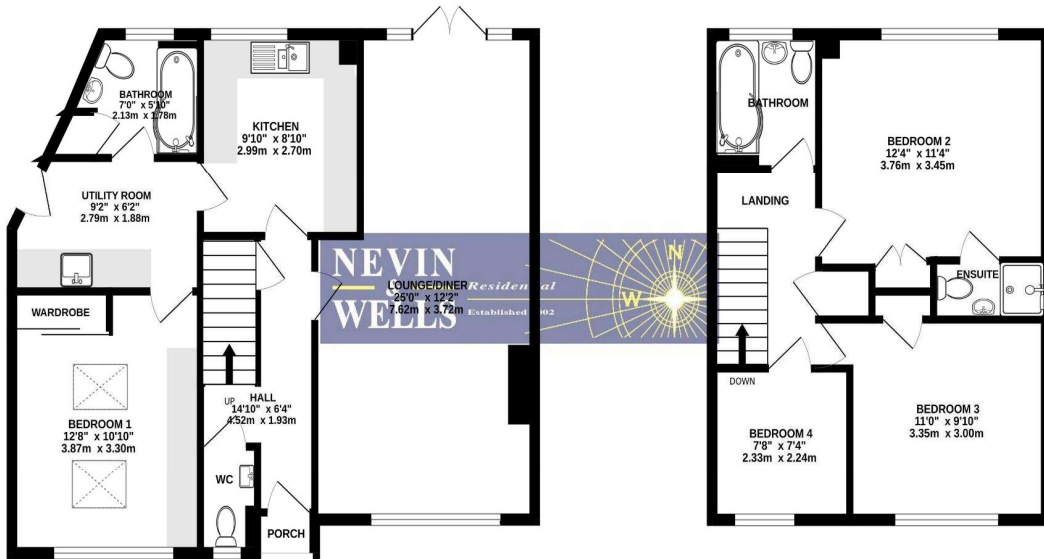
**VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

# FLOOR PLAN

# EPC

GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.

1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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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2 Aymer Drive  
STAINES-UPON-THAMES  
TW18 3LW

Energy rating

# C

Valid until

7 June 2033

Certificate number

7417-6026-8160-0498-5206

Property type: Detached house  
Total floor area: 116 square metres

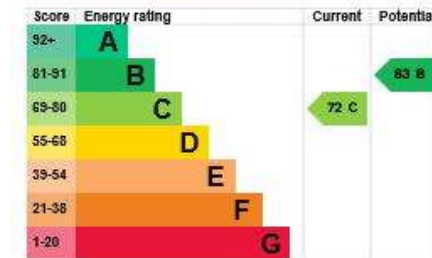
## Rules on letting this property

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.](#)



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

