

NEVIN & WELLS

Distinctive Homes

Established 2002



Kingston Road, Staines upon Thames, TW18 1BL

OIEO £650,000 Freehold



Kingston Road, Staines upon Thames, Middlesex, TW18 1BL

A stunning extended five bedroom semi-detached property, situated within a ten minute walk of Staines mainline station (Waterloo 35 minutes), leisure centre and local schools. This spacious family home offers lounge, family room, amazing open plan kitchen/diner, downstairs cloakroom, first floor bathroom, 71ft (21.64m) South facing rear garden, private drive to front and double length garage to rear via a service road. Access to local shops and recreation park is close at hand.

- FRONT PORCH:** Double glazed frame, hard wood front door leading to :
- ENTRANCE HALL:** Radiator, under stair storage cupboard with light and access to meters, stairs to first floor. Window to front.
- CLOAKROOM:** In white with low level W.C, wash hand basin. Frosted double glazed window to side.
- LOUNGE:** **4.72m x 3.86m (15'6 x 12'8)** Radiator, feature chimney breast. Double glazed bay window to front. Glazed French doors into:
- FAMILY ROOM:** **4.22m x 3.51m (13'10 x 11'6)** Radiator, door into hall, open plan into:
- KITCHEN/DINER:** **6.76m x 5.89m (22'2 x 19'4)** Extensive range of walnut effect base and eye level units, soft close doors and drawers, marble worktops, built in electric double oven and four ring gas hob, space for American fridge/freezer, integrated washing machine and dishwasher, cupboard housing gas combi boiler, ceramic tiled floor, stainless steel sink unit with chrome mixer tap, sink unit with mixer tap. Concealed dog flap. Feature ceiling skylight . Full width bi-fold doors into rear garden and onto seating deck.
- LANDING:** Doors into bedrooms one, two, three, four and bathroom.

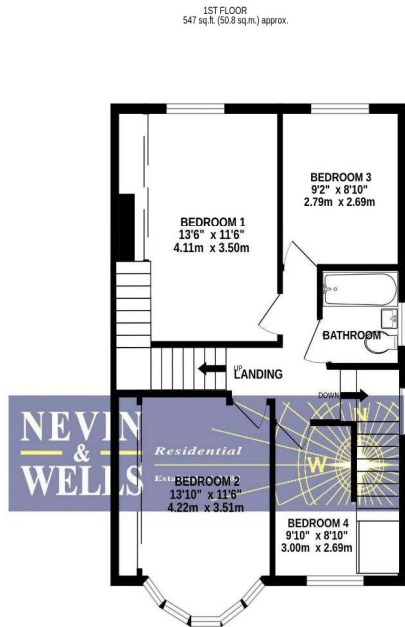
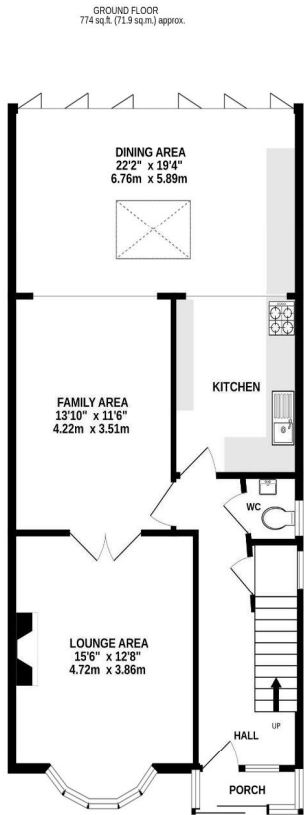
- BEDROOM ONE:** **4.11m x 3.51m (13'6 x 11'6) Maximum.** Radiator, built in sliding door wardrobe. Double glazed window to rear.
- BEDROOM TWO:** **4.22m x 3.50m (13'6 x 11'6) Maximum into wardrobe.** Radiator, built in mirrored wardrobe unit. Double glazed bay window to front.
- BEDROOM THREE:** **2.79m x 2.69m (9'2 x 8'10) Maximum.** Radiator. Double glazed window to rear.
- BEDROOM FOUR:** **2.74m x 2.69m (9'0 x 8'10) Maximum.** Radiator. Double glazed window to front.
- BATHROOM:** In white with low level W.C, pedestal wash hand basin, panel enclosed bath with electric mixer shower over, part tiled walls, radiator, extractor fan. Frosted double glazed window to side.
- SECOND FLOOR:** Door off landing into:
- BEDROOM FIVE:** **4.27m x 4.22m (14'0 x 13'10)** Radiator. Loft storage cupboard, built in wardrobes and drawers. Double glazed window to rear.

OUTSIDE

- REAR GARDEN:** **71ft (21.64m)** South facing comprising, lawn area, large timber deck, side access gate, various trees and shrubs. Access to rear into garage.
- GARAGE:** **9.45m x 2.95m (31'0 x 9'8)** Light and power. Access door into rear garden.
- DRIVEWAY:** Parking to front for three cars.
- COUNCIL TAX BAND:** F - Spelthorne Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437437 or visit www.nevinandwells.co.uk

FLOOR PLAN

EPC



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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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Energy performance certificate (EPC)

153 Kingston Road STAINES-UPPON-THAMES TW18 1BL	Energy rating C	Valid until: 7 February 2033 Certificate number: 0907-5322-0000-0068-3206
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Property type: Semi-detached house

Total floor area: 140 square metres

Rules on letting this property

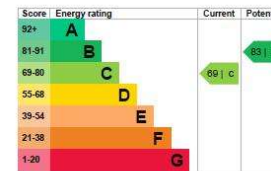
Properties can be let if they have an energy rating from A to E.

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

