



**Kestrel Avenue, Staines, TW18 4RU**

**£525,000 Freehold**



A spacious four bedroom Neo-Georgian terraced town house, situated in a 'no through road', within minutes of High Street and scenic Staines Common. This versatile home offers two bathrooms, modern white kitchen, large lounge/ dining room, double glazing, gas central heating and integral garage. Access to mainline station (Waterloo 39mins) and leisure centre is a ten minute walk away.

**Kestrel Avenue, Staines upon Thames, Middlesex, TW18 4RU**

Double glazed front door with storage cupboard to side, leading into:

- ENTRANCE HALLWAY:** Oak block flooring, radiator. Door into integral garage, stairs to first floor.
- INNER HALLWAY:** Doors into annexe flat and bathroom.
- ANNEXE BEDROOM:** 3.20m x 2.54m (10'6 x 8'4) Built in wardrobe. Open plan into:
- ANNEXE KITCHEN:** 3.05m x 2.14m (10' x 7'0) Storage cupboards, wall mounted gas boiler, sink unit, radiator. Double glazed window and door to rear.
- BATHROOM:** In white with low level W.C, wash hand basin, panelled bath, radiator. Double glazed window to rear.
- FIRST FLOOR LANDING:** Airing cupboard housing hot water cylinder. Door into:
- LOUNGE/DINING ROOM:** 6.35m x 4.83m (20'10 x 15'10) Two radiators, engineered Oak flooring, space for dining table. Two double glazed windows to front. Stairs to first floor.
- KITCHEN:** 4.78m x 2.12m (15'8 x 7'0) Modern range of white eye and base level units with laminate work surfaces over, space for appliances, four ring gas hob with extractor over, built in electric double oven, cupboard housing gas boiler, single drainer sink unit with mixer tap, fully tiled floor. Two double glazed windows to rear.
- BEDROOM ONE:** 4.82m x 2.79m (15'10 x 9'2) Radiator, built in wardrobes. Double glazed window to front.
- BEDROOM TWO:** 3.66m x 2.79m (12' x 9'2) Radiator. Double glazed window to rear.
- BEDROOM THREE:** 2.86m x 2.11m (9'4 x 7') Radiator, storage cupboard. Double glazed window to front.
- BATHROOM:** White suite comprising low level W.C, wash hand basin set into vanity unit, panel edge bath with chrome mixer shower over, fitted glass shower screen, tiled walls and floor, chrome ladder radiator. Frosted double glazed window to rear.
- OUTSIDE**
- GARAGE:** 5.43m x 2.54m (17'10 x 8'4) Access to meters, with light, metal up and over door. Approached via
- DRIVEWAY:** With parking for two vehicles.
- FRONT GARDEN:** Inset shrub bed.
- REAR GARDEN:** 30ft (9.14m) Patio, lawn area, fully enclosed with rear access gate.
- COUNCIL TAX BAND:** E- Spelthorne 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)



@NEVIN\_AND\_WELLS

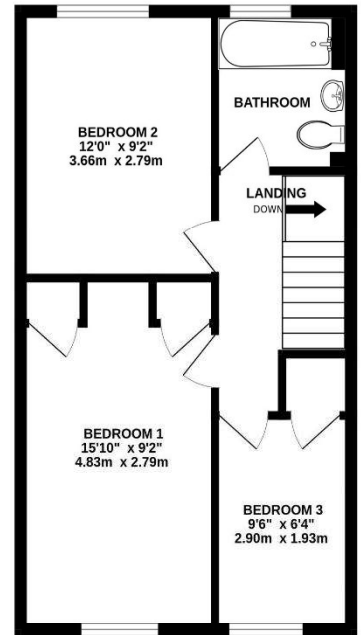
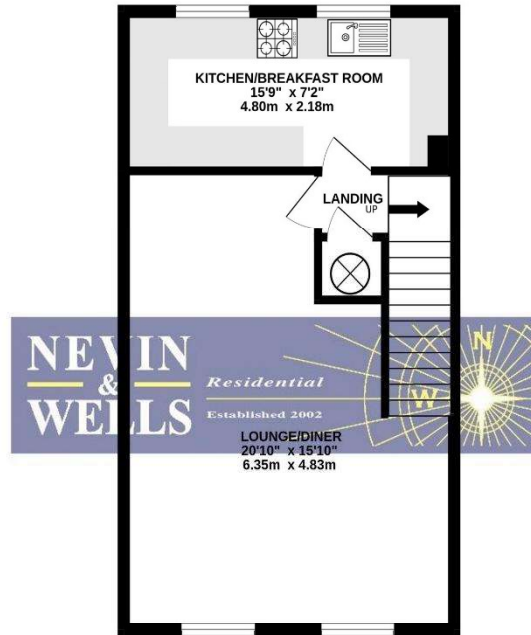
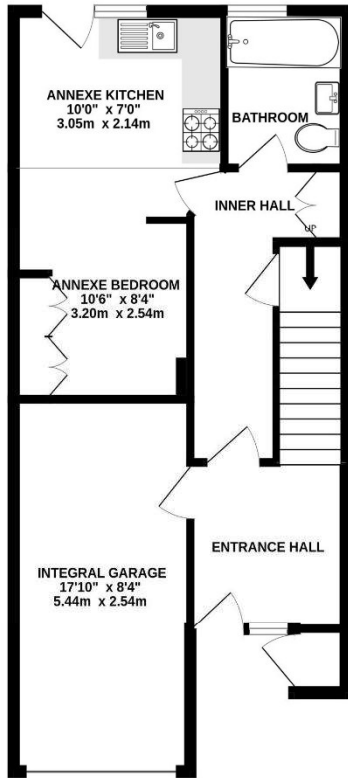
**Kestrel Avenue , Staines upon Thames, Middlesex, TW18 4RU**

**FLOORPLAN**

GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

2ND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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.  
Made with Metropix ©2023

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

Kestrel Avenue, Staines upon Thames, Middlesex, TW18 4RU

EPC

|   |  |                           |
|---|--|---------------------------|
| 9 Kestrel Avenue<br>STAINES-UPON-THAMES<br>TW18 4RU |  | Energy rating<br><b>C</b> |
| Valid until<br>22 June 2033                         | Certificate number<br>6807-3226-3330-0997-0222 |                           |

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 124 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