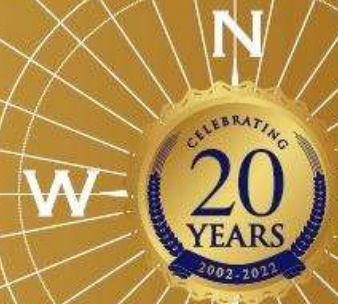


NEVIN  
— & —  
WELLS

*Distinctive Homes*

Established 2002



[Ayondale Avenue, Staines, Middx, TW18 2PT](#)

[OIEO £685,000 Freehold](#)

## Avondale Avenue, Staines upon Thames, Middlesex, TW18 2PT

Situated in a quiet tree lined avenue, this extended family home is a 'one off' design, built for the original builders son in the 1950's. This spacious property offers three generous bedrooms, separate lounge, open plan kitchen/living/dining, shower room and downstairs cloakroom. The wide plot allows parking for six cars, access to single garage and mature rear garden with 'covered bar'. Access to local shops, schools and The River Thames is close at hand. The mainline station and Thames Health Club are also a few minutes' walk away.

**CANOPY PORCH:** Courtesy light. Double glazed front door and window with stained glass inserts.

**ENTRANCE HALLWAY:** 4.11m x 1.83m (13'6 x 6') Radiator in ornate casement, Oak effect floor, storage cupboard, stairs to first floor.

**W.C:** In white with low level W.C, wash hand basin, Oak effect flooring. Double glazed window to side.

**LIVING ROOM:** 4.55m x 3.90m (14'11 x 12'9) Radiator, built in storage cupboards, feature fireplace. Double glazed bay window to front.

**KITCHEN/DINING ROOM:** 8.60m x 3.20m (28'3 x 10'6) Gloss white base and eye level units, marble worktops, Oak effect flooring, built in electric double oven and microwave, stainless steel five ring gas hob, stainless steel extractor hood, integrated fridge/freezer, cupboard housing fuseboard and electric meter, concealed bin unit, concealed lighting, integrated dishwasher and washing machine, radiator, built in electric foot heater. One and half bowl ceramic sink unit with mixer tap. Double glazed window to rear. Double glazed sliding patio door into rear garden. Open plan into:

**DINING AREA:** (open plan from kitchen) Radiator, Oak effect flooring. Double glazed window to rear. Door into garage. Double glazed Velux ceiling windows.

**FAMILY ROOM:** 3.75m x 3.10m (12'4 x 10'2) Radiator. Open plan to kitchen/dining area.

**LANDING:** (Doors to all rooms) Hatch to loft space with folding ladder and light. Double glazed window to side, storage cupboard.

**BEDROOM ONE:** 4.55m x 3.90m (14'11 x 12'9) Radiator, built in wardrobes. Double glazed bay window to front.

**BEDROOM TWO:** 3.75m x 3.10m (12'4 x 10'2) Radiator, built in wardrobes. Double glazed bay window to rear.

**BEDROOM THREE:** 2.70m x 2.30m (8'10 x 7'7) Radiator. Double glazed window to rear.

**W.C:** In white with low level W.C, radiator. Frosted double glazed window to side.

**SHOWER ROOM:** Suspended wash hand basin with chrome mixer tap, large shower cubicle with glass screen housing dual head chrome mixer shower, chrome ladder radiator, cupboard housing Worcester Bosch gas combi boiler. Frosted double glazed window to front.

### OUTSIDE

**REAR GARDEN:** 50' x 40' (15.24m x 12.19m) Neatly landscaped with circular astro turf lawn, timber summer house, outside tap, various flowers and shrubs, courtesy lights, side access gate.

**COVERED BAR:** Timber framed, with light and power, space for drinks and seating.

**GARAGE:** 6.20m x 2.55m (20'4 x 8'4) Integral garage with light and power.

**DRIVEWAY:** Parking space for six cars.

**COUNCIL TAX BAND:** E - Spelthorne Borough Council

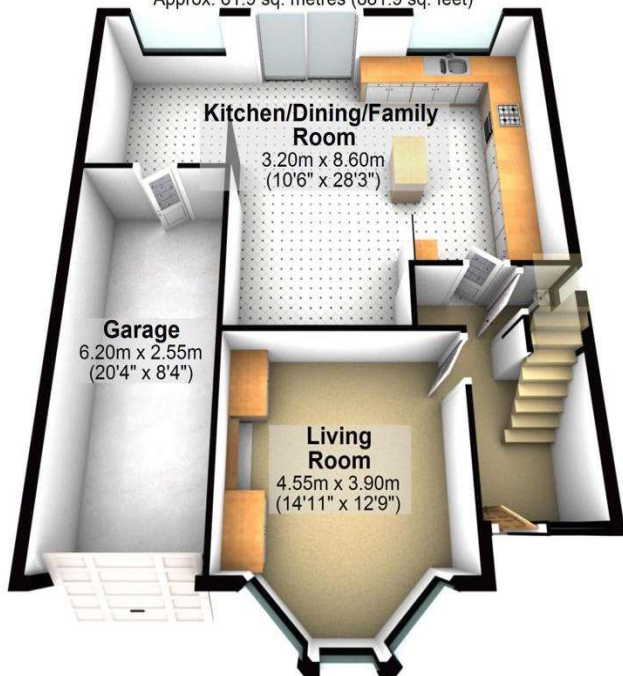
**VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

## FLOOR PLAN

## EPC

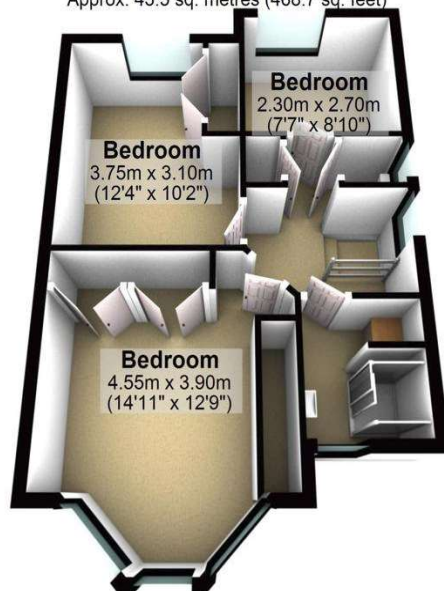
### Ground Floor

Approx. 81.9 sq. metres (881.9 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 125.5 sq. metres (1350.6 sq. feet)

11a Avondale Avenue  
STAINES-UPON-THAMES  
TW18 2PT

Energy rating

# C

Valid until  
**24 July 2033**

Certificate number  
**4000-5357-3022-4329-0373**

<b>Property type</b>	Detached house
<b>Total floor area</b>	105 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](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	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.

