



**Willowmead, Middlesex, TW18 2SH**

**£375,000 Freehold**



Situated in a quiet cul-de-sac, an immaculate two bedroom terraced home, close to the River Thames and Historic Laleham Village. The property has a stunning kitchen and bathroom, gas central heating, full double glazing and a private 33ft (10m) rear garden. In addition there are two allocated parking spaces to front of the property.

**Willowmead, Staines Road, Laleham upon Thames, Middlesex, TW18 2SH**

Outside storage cupboard and light, hardwood front door into:-

**ENTRANCE HALLWAY:** Oak effect flooring, radiator, stairs to first floor. Doorway into:

**KITCHEN:** 2.99m x 1.80m (9'10" x 5'11") Range of gloss white eye and base level units, wood effect work surfaces, four ring halogen hob with extractor over and electric oven under. Space for washing machine and fridge/freezer, patterned tiled flooring, radiator, sink unit with mixer tap, wall mounted gas combi boiler. Double glazed window to front.

**LOUNGE / DINING ROOM:** 4.68m x 3.66m (15'4" x 12') Coved ceiling, built-in storage cupboard, radiator. Double glazed door to rear.

**LANDING:** Hatch to loft with light and pull down ladder.

**BEDROOM ONE:** 3.69m x 2.78m (12'1" x 9'1") Coved ceiling, radiator. Double glazed window to rear.

**BEDROOM TWO:** 3.04m to wardrobe doors x 2.69m (9'11" to wardrobe doors x 8'9") Radiator, built-in triple wardrobe, built-in airing cupboard. Double glazed window to front.

**BATHROOM:** Luxury white suite comprising tiled panel enclosed bath with wall mounted shower and glass screen, low level W.C, wall hung wash hand basin with mixer tap, heated towel rail, under floor heating, porcelain tiled floor, granite shelving, extractor fan.

**OUTSIDE**

**REAR GARDEN:** 10m (33ft). Mainly laid to lawn with slate borders, paved patio area, outside light, timber shed, fully enclosed by panel fencing with rear access gate.

**PARKING:** Two allocated spaces plus visitors.

**FRONT GARDEN:** Laid to slate shingle.

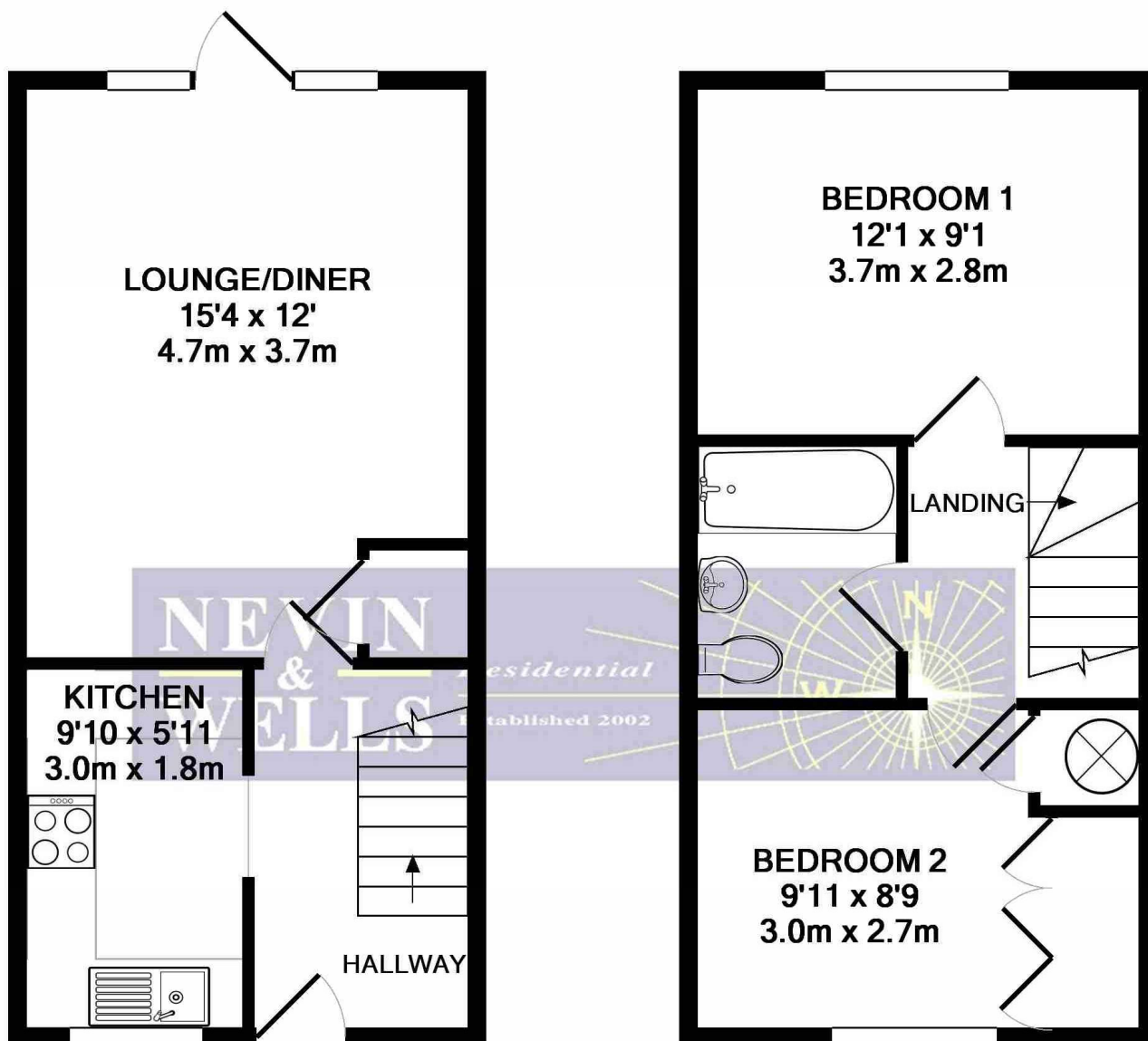
**COUNCIL TAX BAND:** D - Spelthorne Borough Council

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



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FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 304 SQ.FT.  
(28.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 304 SQ.FT.  
(28.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

Energy performance certificate (EPC)			
5 Willowmead STAINES-UPON-THAMES TW18 2SH	Energy rating <b>C</b>	Valid until:	6 December 2033
		Certificate number:	3837-9922-2309-0663-2206
Property type	Mid-terrace house		
Total floor area	57 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 rating and score**

This property's 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

