



Fenton Avenue, Staines, TW18 1DD

OIEO £425,000 Freehold



A superbly presented three bedroom 1930's built terraced home, situated within a 10 minute walk of mainline station (Waterloo 37 minutes). This extended property offers kitchen/diner, luxury bathroom, large lounge, built in wardrobes and first floor cloakroom. Externally, there is a mature 100ft (30.48m) secluded West facing garden and to the front, driveway for one car. Access to local schools and shops is close at hand.

Zero stamp duty for FIRST TIME BUYERS up to £425,000.

Fenton Avenue, Staines upon Thames, Middlesex TW18 1DD

Double glazed front door into:

**ENTRANCE
HALLWAY:**

1.87m x 1.08m (6'2 x 3'6) Double glazed window to front, stairs to first floor.
Internal door into:

KITCHEN/DINER:

4.37m x 3.40m (14'4 x 11'2) Extensive range of grey base and eye level units, charcoal worktops, integrated dishwasher and washing machine, built in electric oven and four ring halogen hob, feature chimney, grey oak effect flooring, space for dining table. Integrated fridge/freezer, tiled splash back, coved cornice ceiling, stainless steel sink unit with chrome mixer tap. Double glazed window to front. Door into:

LOBBY:

2.38m x 1.45m (7'10 x 4'10) Built in storage cupboards, grey oak effect flooring.
Door into:

BATHROOM:

2.58m x 2.33m (8'6 x 7'8) Luxury white suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap, fully tiled walls, chrome radiator, storage cupboard, ceramic tiled floor. Glass shower cubicle housing chrome mixer shower, extractor fan.

LANDING:

2.02m x 0.96m (6'8 x 3'2) Doors into bedrooms.

BEDROOM ONE:

3.35m x 2.89m (11' x 9'6) Radiator, built in wardrobes, storage cupboard housing boiler. Double glazed window to front. Door into:

CLOAKROOM:

In white with low level W.C, wash hand basin.

BEDROOM TWO:

2.84m x 2.21m (9'4x 7'3) Radiator. Built in wardrobe, storage. Double glazed window to rear.

BEDROOM THREE:

2.02m x 2.00m (6'8 x 6'7) Radiator. Stripped pine floorboards. Double glazed window to rear.

OUTSIDE

REAR GARDEN:

100ft (30.48m) A mature westerly facing garden with concrete patio, lawn, various trees and shared access gate.

DRIVEWAY:

Private drive to front with timber bin store to side.

**COUNCIL TAX
BAND:**

D - Spelthorne Borough Council

VIEWINGS:

By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk



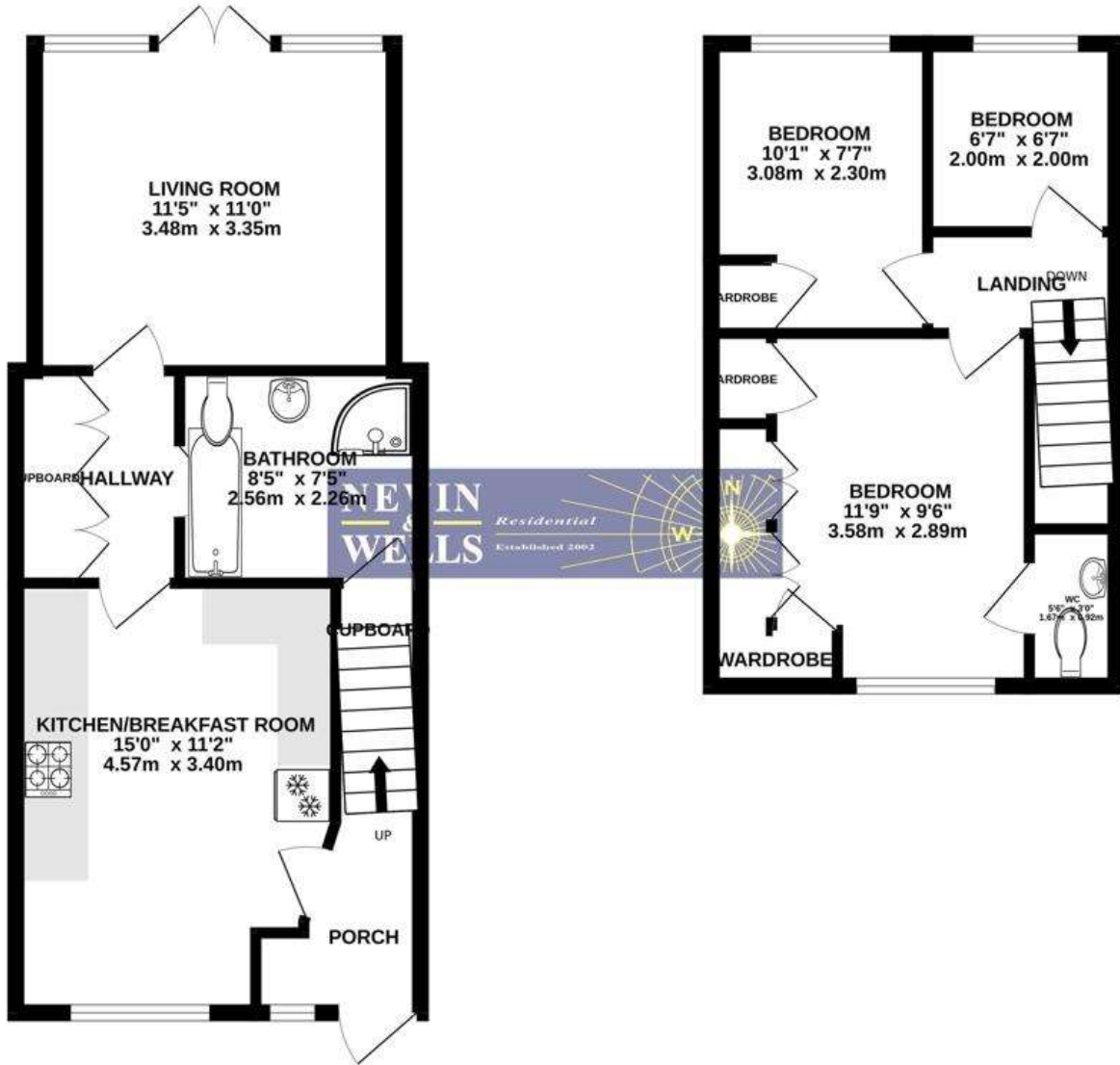
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FLOORPLAN

GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

Energy performance certificate (EPC)		
3 Fenton Avenue STAINES-UPON-THAMES TW18 1DD	Energy rating C	Valid until: 13 February 2032 Certificate number: 9645-0002-7202-3502-3204
Property type	Mid-terrace house	
Total floor area	70 square metres	

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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