



Railway Terrace, Staines, TW18 3EG

£450,000 Freehold



A superbly presented three double bedroomed end of terrace Victorian home, situated five minutes walk from High Street shops and restaurants. Offering two reception rooms, shower room, feature fireplaces, gloss grey kitchen, new double glazing and 40ft (12.19m) rear garden. Access to mainline station, River Thames walks, local schools and new leisure centre is also close at hand.

Railway Terrace, Staines upon Thames, Middlesex, TW18 3EG

Double glazed door to side of property into:

LOBBY:

Under stair cupboard. Door into:

LOUNGE:

4.22m x 3.61m (13'10 x 11'10) Corrugated radiator, grey oak effect floor, feature fireplace. Double glazed bay window to front with fitted blinds.

DINING ROOM:

3.66m x 3.61m (12' x 11'10) Corrugated radiator, grey oak effect flooring, feature fireplace, stairs to first floor. Double glazed window to side, double glazed door into rear garden. Doorway into:

KITCHEN:

2.59m x 2.34m (8'6 x 7'8) Range of gloss grey base and eye level units with 'soft close' doors and drawers, ceramic tiled floor, marble effect worktops, tiled splash back, integrated fridge/freezer, built in electric oven and four ring halogen hob, over head extractor, integrated dishwasher and washing machine. Single bowl, single drainer sink unit with mixer tap. Two double glazed windows. Internal door into:

SHOWER ROOM:

In white with low level W.C, wash hand basin, radiator, shower area with electric mixer shower, tiled walls, wet-sealed floor. Two double glazed windows.

LANDING:

Doors into all bedrooms.

BEDROOM ONE:

3.66m x 3.61m (12' x 11'10) Radiator, oak effect floor, two built in wardrobes. Double glazed window to front with fitted blind.

BEDROOM TWO:

3.66m x 2.79m (12' x 9'2) Radiator, grey oak effect floor, feature cast iron fireplace. Double glazed window to rear.

BEDROOM THREE:

4.52m x 2.39m (14'10 x 7'10) Radiator, grey oak effect floor. Double glazed window to rear.

OUTSIDE

REAR GARDEN:

40ft (12.19m) Lawn, patio, outside tap. Side access gate.

FRONT GARDEN:

Laid to shingle, dwarf wall to front.

COUNCIL TAX BAND:

D - Runnymede Borough Council

PARKING:

Residents permit available.

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



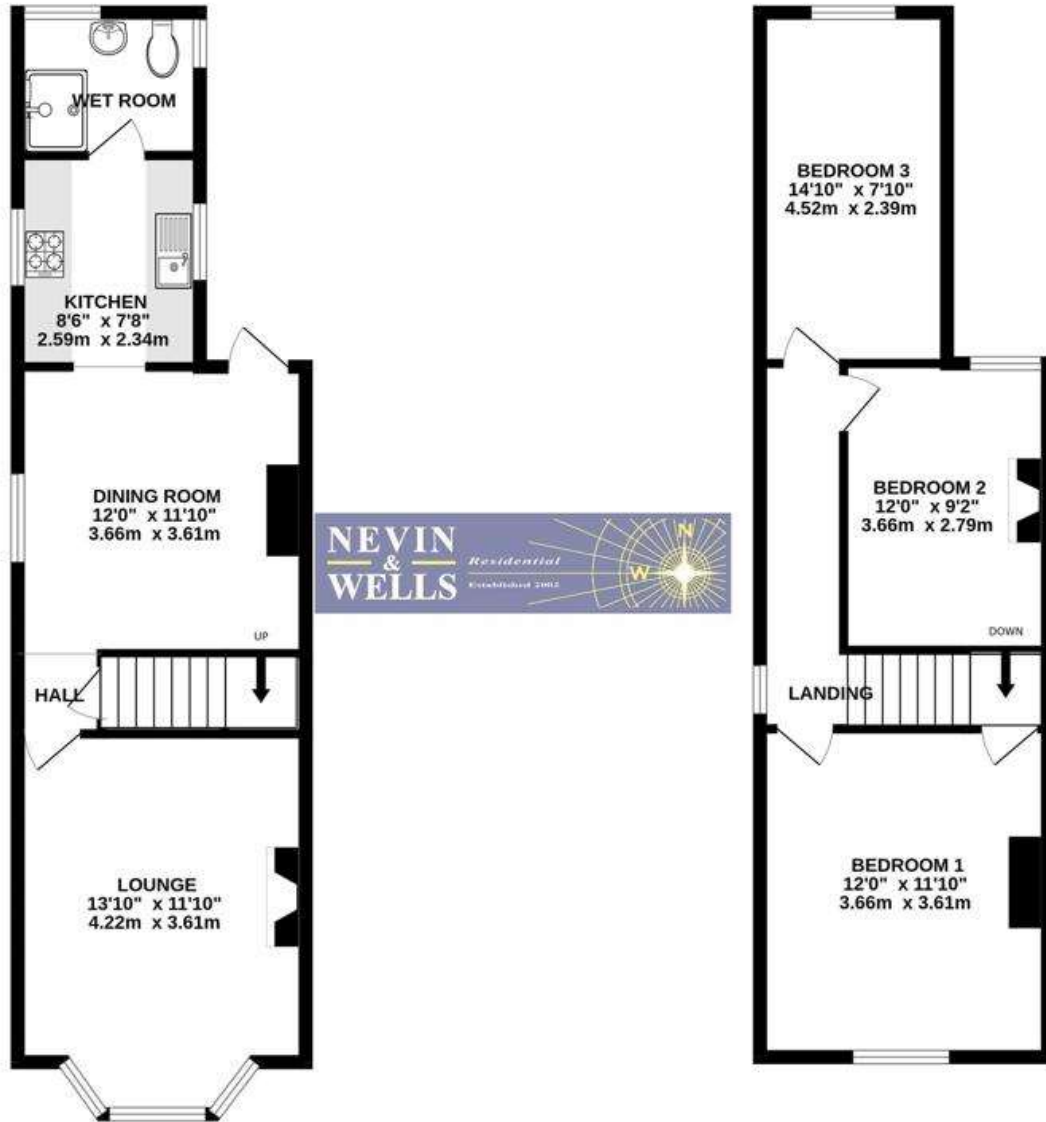
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FLOORPLAN

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



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

TOTAL FLOOR AREA : 923 sq.ft. (85.7 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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EPC

5 Railway Terrace STAINES-UPON-THAMES TW18 3EG		Energy rating D
Valid until 12 February 2034	Certificate number 9273-3034-0202-5064-8204	
Property type	End-terrace house	
Total floor area	83 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 energy rating is D. 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		85 B
69-80	C		
55-68	D	61 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.

For properties in England and Wales: