



**Worple Road, Staines, Middlesex TW18 1HE**      **£610,000 Freehold**



A stunning four bedroom family home, situated close to local schools and parks. This spacious property offers large lounge, open plan kitchen/diner, two bathrooms, private drive and sunny 50ft (15.24m) West facing garden. Access to Staines mainline station and brand new Leisure centre is within a one-mile radius and Laleham Village is also nearby offering scenic walks. Contact Sole Agent to View.

## Worple Road, Staines, Middlesex TW18 1HE

Composite front door into:

### ENTRANCE PORCH:

Coat rack. opening into:

### ENTRANCE HALL

Radiator, grey oak effect flooring, under stairs storage, stairs to first floor. Double glazed window to side:

### LOUNGE:

Two radiators, coved cornice ceiling, feature brick fireplace with working open fire and chimney, grey oak effect flooring. Double glazed window to front. Doors into:

### KITCHEN/DINING ROOM:

Extensive range of light grey base and eye level units, stone effect worktops, integrated dish washer and washing machine, carousel unit, soft close doors and drawers. Grey oak effect floor. Larder unit, integrated fridge/ freezer, cupboard housing gas boiler. Built in electric double oven and four ring halogen hob, concealed lighting, space for dinner table, breakfast bar, vertical radiator. Single bowl stainless steel sink unit with nickel mixer tap. Double glazed window and Bi-fold doors to rear.

### LANDING:

Airing cupboard housing hot water cylinder, stairs to second floor, Double glazed window to side.

### BEDROOM TWO:

Radiator, built in wardrobe. Double glazed window to front.

### BEDROOM THREE:

Radiator, built in wardrobe. Double glazed window to rear.

### BATHROOM:

White suite, comprising low-level W.C, wash hand basin set onto vanity unit, tiled floor and walls, chrome ladder radiator, panel bath with chrome mixer shower over, fitted wall mirror. Dual aspect double glazed windows to side and rear.

### BEDROOM FOUR:

Radiator, dual aspect double glazed windows to side and front.

### SECOND FLOOR LANDING:

Double glazed window to side.

### BEDROOM ONE:

Radiator, eaves storage, Double glazed window to rear. Two double glazed Velux windows to front.

### SHOWER ROOM:

In white with low-level W.C, wash hand basin, shower cubicle housing chrome rain head shower, tiled floor and walls, ladder radiator, extractor fan. Double glazed window to rear.

## OUTSIDE

### DRIVEWAY:

Two car private drive.

### REAR GARDEN:

51ft (15.24m) A neatly landscaped West facing garden with summer house, stone patio, outside tap, timber pergola, bin storage, seating deck and side access.

### FRONT GARDEN:

Inset shingle and dwarf brick wall.

### COUNCIL TAX BAND:

E - Spelthorne Borough Council

### VIEWINGS:

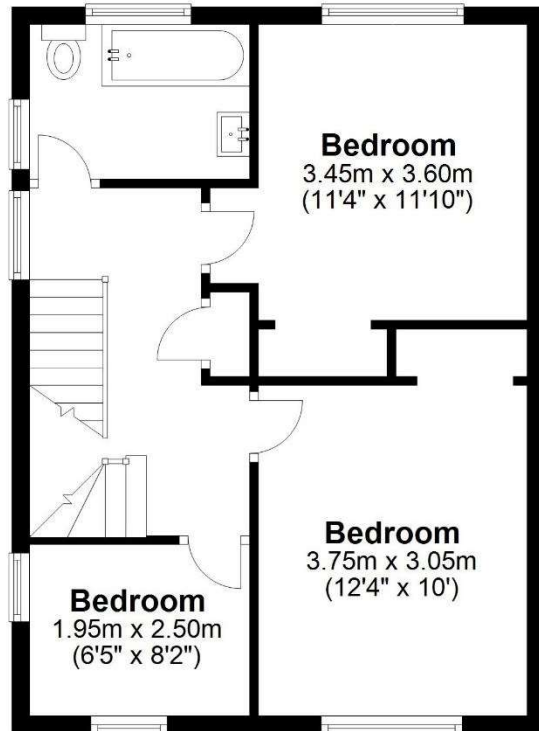
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



**FLOORPLAN**

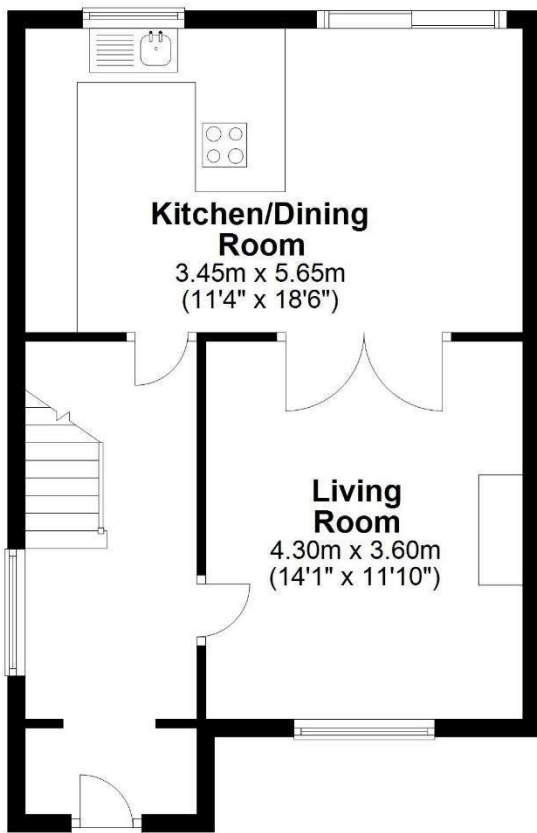
**First Floor**

Approx. 44.7 sq. metres (480.7 sq. feet)



**Ground Floor**

Approx. 46.5 sq. metres (500.1 sq. feet)



**Second Floor**

Approx. 27.8 sq. metres (299.2 sq. feet)



Total area: approx. 118.9 sq. metres (1279.9 sq. feet)

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

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EPC

214 Worple Road STAINES-UPON-THAMES TW18 1HE		Energy rating <b>C</b>
Valid until <b>8 May 2034</b>	Certificate number <b>8700-4819-0222-6309-3543</b>	

Property type: Semi-detached house

Total floor area: 117 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 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		