



Witheygate Avenue, Staines, TW18 2RA

OIEO £500,000 F/H



A superbly presented two bedroom semi detached bungalow, positioned on a large plot, minutes from local shops and recreation park. Benefits include modern kitchen and shower room, open plan lounge/diner, double glazing, gas heating and garage via a private driveway. There is significant potential to both extend and loft convert (STPP). Access to brand new Leisure Centre with pool and mainline station is a five minute walk.

Witheygate Avenue, Staines upon Thames, Middlesex, TW18 2RA

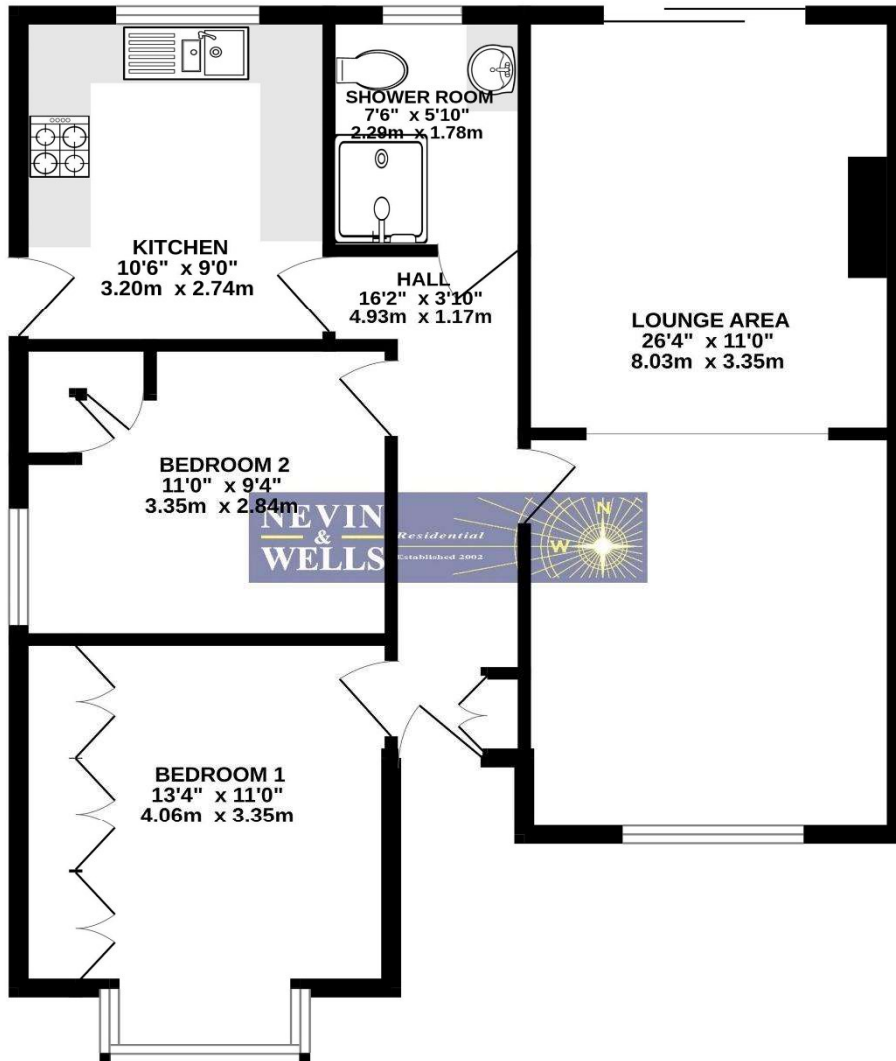
- RECESSED PORCH:** Courtesy light to side. Double glazed front door into:
- ENTRANCE HALL:** Radiator, meter cupboard with access to fuseboard, hatch to loft space. Doors into all rooms.
- LOUNGE/DINER:** Two radiators, feature fire place, covered cornice ceiling. Double glazed window to front. Double glazed sliding patio door into rear garden.
- KITCHEN:** Range of Birch effect base and eye level units, marble effect work tops, tiled splash back, ceramic tiled floor, space for washing machine, space for fridge/freezer. One and a half bowl ceramic sink with chrome mixer tap, built in electric oven and four ring gas hob, overhead extractor hood. Double glazed window to rear, double glazed door to side access.
- SHOWER ROOM:** Modern white suite comprising low level WC, wash hand basin set into vanity unit, glass shower cubicle with tiled walls housing chrome mixer shower, ceramic tiled floor and walls, chrome ladder radiator, extractor fan. Frosted double glazed window to rear.
- BEDROOM ONE:** Radiator, coved cornice ceiling, built in wardrobes. Double glazed bay window to front.
- BEDROOM TWO:** Radiator, built in wardrobes, covered cornice ceiling. double glazed window to side.
- OUTSIDE**
- GARAGE:** Brick built garage with light and power, approached via a private brick paved driveway
- FRONT GARDEN:** Laid to brick paving with inset flower beds, shrubs and dwarf brick wall to front boundary.
- REAR GARDEN:** **Approx. 90ft (27.43m)** A very mature and secluded garden with large paved patio, extensive lawn area, various flowers and shrubs, outside tap and side access gate.
- 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**



Witheygate Avenue, Staines upon Thames, Middlesex, TW18 2RA

FLOORPLAN

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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.
Made with Metropix ©2024

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

Witheygate Avenue, Staines upon Thames, Middlesex, TW18 2RA

EPC

3 Witheygate Avenue STAINES-UPON-THAMES TW18 2RA		Energy rating D
Valid until 13 March 2034	Certificate number 9379-3035-4207-3474-9204	
Property type	Semi-detached bungalow	
Total floor area	73 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		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.