



Westbourne Road Staines, TW18 1HF

£495,000 Freehold



An extended 1950's built three bedroom bungalow, situated in one of the area's premier roads. This well presented home would suit either a retired buyer or first time buyer. Benefits include two reception rooms, oak effect kitchen, two bathrooms, gas central heating and full double glazing. Externally, there is a 38ft (11.58m) West facing garden with access to garage/brick shed and to front, two car parking. Situated close to shops, schools and brand new leisure centre.

Westbourne Road, Staines-upon-Thames, Middlesex, TW18 1HF

Double glazed door to side of property into: -

ENTRANCE HALL:

(L-Shaped) radiator, doors into all rooms.

KITCHEN:

Range of dark oak base and eye level units, laminated worktops, tiled splash back, space for dishwasher and washing machine, fully tiled walls. Built in electric oven and four ring Halogen hob, extractor fan, space for fridge. Wall mounted glow-worm gas combi boiler, single bowl single drainer stainless steel sink with chrome mixer tap. Double glazed window to side.

DINING ROOM:

Radiator, stairs to first floor. Open plan into: -

LOUNGE:

Radiator, coved cornice ceiling, double glazed window to rear. Double glazed sliding patio door into rear garden.

BEDROOM ONE:

Radiator, ceiling fan-light, built in wardrobes, storage cupboard. Double glazed bay window to front.

BEDROOM THREE:

Radiator. Double glazed window to front.

SHOWER ROOM:

White suite comprising low level WC, wash hand basin set into vanity unit, large shower cubicle housing chrome mixer/shower, ceramic tiled floor, ladder radiator, tiled walls. Frosted double glazed window to side.

BEDROOM TWO:

Radiator, eaves storage cupboard, space for desk. Two double glazed Velux windows. Double glazed window to rear.

SHOWER ROOM:

White suite comprising low level WC, wash hand basin set into vanity unit, tiled shower cubicle housing chrome mixer/shower, ceramic tiled floor, ladder radiator, extractor fan. Double glazed Velux window.

OUTSIDE

REAR GARDEN:

Approximately 38ft (11.58m). A sunny West facing garden with paved patio, shaped lawn, flower and shrub beds, paved seating area.

GARAGE:

Single garage with light and power, approached via shared drive.

SHED:

Brick built shed with light and power.

PARKING:

Space for two cars.

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

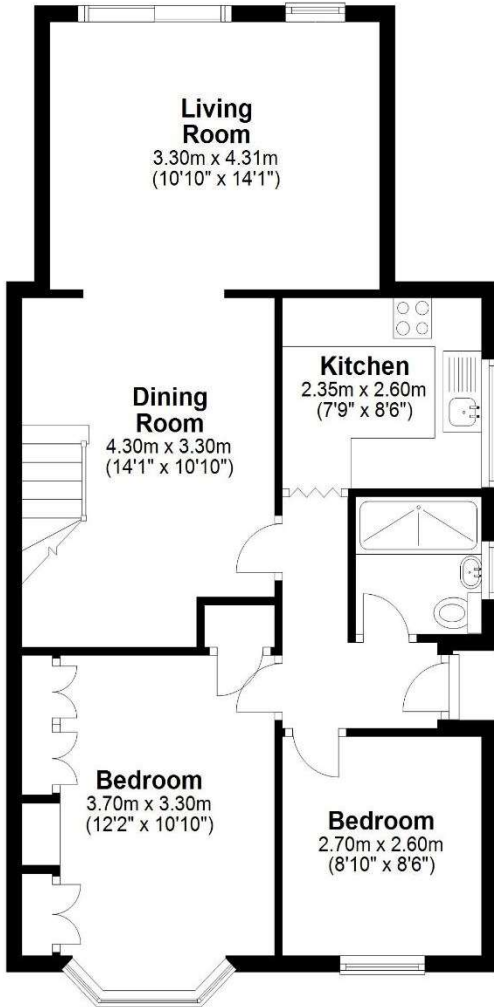


Westbourne Road, Staines-upon-Thames, Middlesex, TW18 1HF

FLOORPLAN

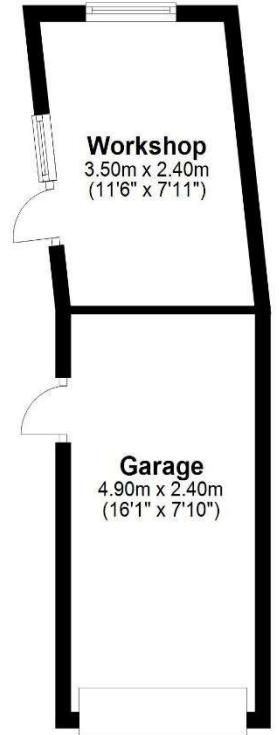
Ground Floor

Approx. 62.6 sq. metres (674.1 sq. feet)



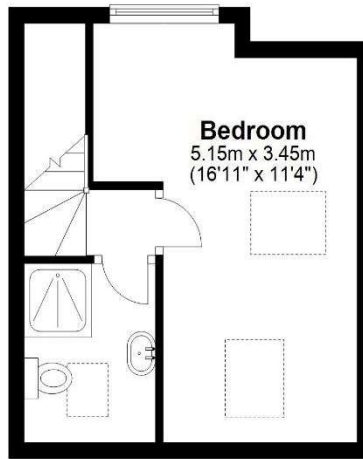
Garage/Workshop

Approx. 20.4 sq. metres (219.8 sq. feet)



First Floor

Approx. 21.8 sq. metres (234.3 sq. feet)



Total area: approx. 104.8 sq. metres (1128.2 sq. feet)

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

Westbourne Road, Staines-upon-Thames, Middlesex, TW18 1HF

EPC

| | | |
|---|---|---------------------------|
| 10 Westbourne Road STAINES-UPON-THAMES TW18 1HF | | Energy rating C |
| Valid until 6 October 2034 | Certificate number 9360-2773-4400-2604-6261 | |

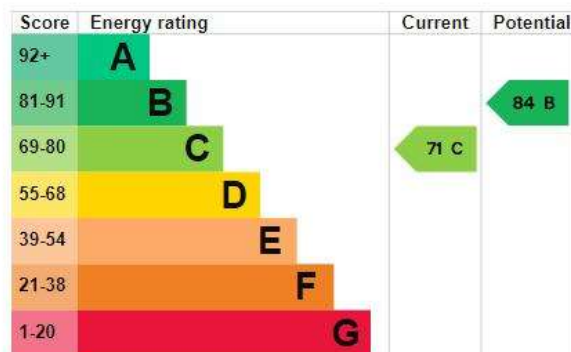
| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 85 square metres |

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](#).



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