



Chestnut Manor, Staines, Middlesex, TW18 1AQ £525,000 F/H



A rarely available Neo-Georgian style terraced home, situated minutes from the mainline station and brand new leisure centre. This spacious property offers three large bedrooms, open plan lounge/diner, downstairs cloakroom, modern white kitchen and stunning first floor bathroom. Externally, there is a secluded 50ft (15.24m) rear garden and private drive to garage. Scenic walks across Shortwood Common are close at hand No onward chain.

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<u>ENTRANCE HALLWAY</u>	Radiator in ornate casement, Parquet wood block flooring, stairs to first floor. Glazed doors into lounge/diner. Door into: -
<u>CLOAKROOM:</u>	In white with low level WC, wash hand basin, wood block flooring, extractor fan.
<u>LOUNGE/DINER:</u>	Two radiators (one in ornate casement), coved cornice ceiling, Parquet wood block flooring, Limestone fireplace, feature stained glass window. Double glazed window and French doors over rear garden. Sliding door into: -
<u>KITCHEN:</u>	Range of white base and eye level units, laminated worktops, tiled splash back, cupboard housing glow worm gas boiler, ceramic tiled floor, integrated Bosch dishwasher, space for fridge/freezer, built in electric oven and four ring gas hob, extractor filter, single bowl sing drainer sink with chrome mixer tap. Double glazed window to rear.
<u>LANDING:</u>	Hatch to loft space with folding ladder and light, radiator, double storage cupboard.
<u>BEDROOM ONE:</u>	Radiator. coved cornice ceiling, built in wardrobe. Double glazed French doors leading onto: -
<u>BALCONY:</u>	Felt base, cast-iron balustrade.
<u>BEDROOM TWO:</u>	Radiator, built in wardrobes. Double glazed window to rear.
<u>BEDROOM THREE:</u>	Radiator, coved cornice ceilings, built in wardrobes. Double glazing window to front.
<u>BATHROOM:</u>	Luxury white suite from 'Woodthrope Interiors' comprising low level WC with concealed flush, bidet, panel bath with chrome mixer tap, tiled display shelf, 'His & Hers' sink sets into vanity unit, part tiled walls, tile effect floor, chrome ladder radiator, airing cupboard housing hot water cylinder and shower pump, glass shower cubicle housing chrome mixer shower, fitted wall mirror. Frosted double glazed window to rear.

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 50ft. Paved patio, shaped lawn outside tap, external power, various flowers and shrubs.
<u>FRONT GARDEN:</u>	Lawn area, inset flower bed
<u>GARAGE:</u>	Single integral garage with light and power
<u>COUNCIL TAX BAND:</u>	E - Spelthorne Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

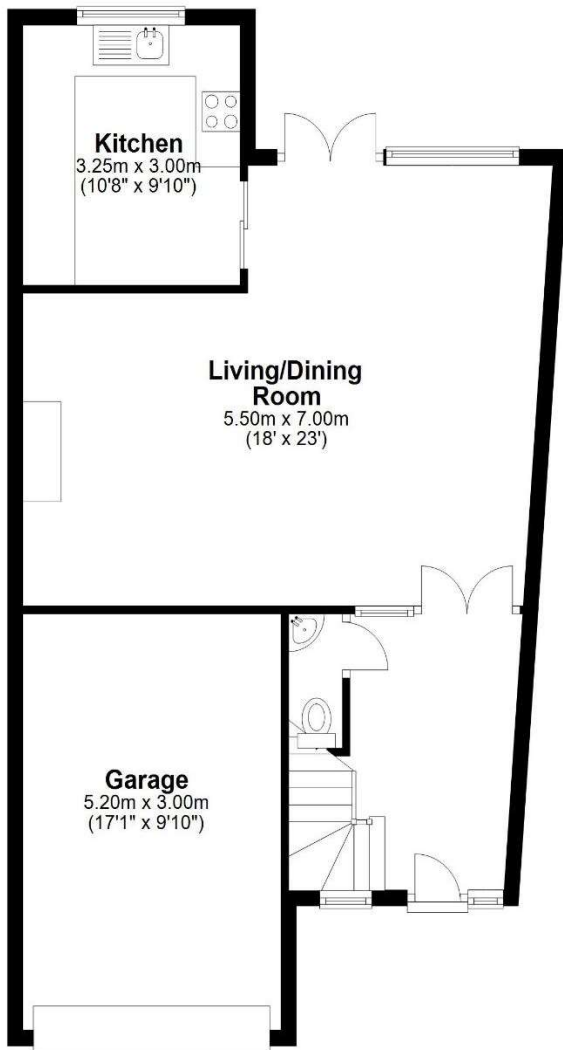


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FLOORPLAN

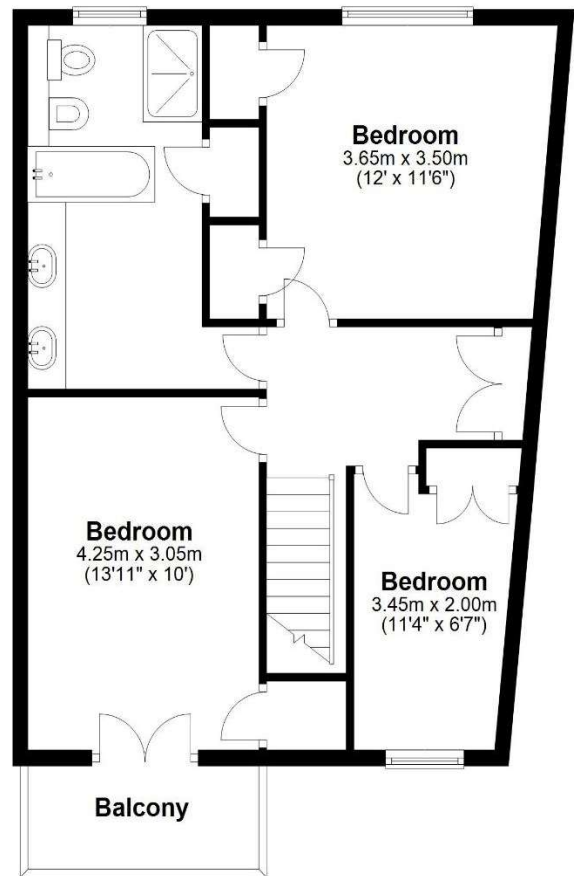
Ground Floor

Approx. 69.7 sq. metres (750.8 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.4 sq. feet)



Total area: approx. 129.1 sq. metres (1389.1 sq. feet)

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

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EPC

30 Chestnut Manor Close STAINES-UPON-THAMES TW18 1AQ		Energy rating C
Valid until 17 October 2034	Certificate number 2434-0020-2409-0988-3296	
Property type	Mid-terrace house	
Total floor area	124 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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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