



**Shaftesbury Crescent, Laleham, TW18 1QW**

**£450,000 F/H**



An extended Neo- Georgian style three bedroom home, situated in a quiet residential crescent. This spacious property offers large lounge/diner with feature fireplace, downstairs cloakroom, modern kitchen and bathroom, 30ft (9.14m) garden and garage in block. Access to village shop and pub/restaurants is close at hand, Greenfield Park is also a few minutes' walk away. Staines and Ashford town centre are a five minutes drive.

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Double glazed front door with Georgian style canopy over.

**ENTRANCE HALL:**

Radiator, Woodblock flooring, stairs to first floor, electric meter cupboard.

**CLOAKROOM:**

In white with low level WC, wash hand basin, chrome ladder radiator. Frosted double glazed window to front.

**KITCHEN:**

Range of Birch effect base and eye level units, laminate work tops, concealed lighting, integral dishwasher and washing machine, space for fridge/freezer, ceramic tiled flooring. Stainless steel electric oven and four ring gas hob, stainless steel extractor hood. Single bowl, single drainer sink unit with chrome mixer tap, part tiled walls, wall mounted Worcester Bosch gas combi boiler. Double glazed bow window to front.

**LOUNGE/DINING ROOM:**

Two radiators, coved cornice ceiling, woodblock flooring, feature Limestone fireplace, understairs storage cupboard. Double glazed windows and French doors to rear.

**LANDING:**

Hatch to loft space with folding ladder and light.

**BEDROOM ONE:**

Radiator, coved cornice ceiling. Double glazed Oriel window to front.

**BEDROOM TWO:**

Radiator, coved cornice ceiling. Double glazed window to rear.

**BEDROOM THREE:**

Radiator, coved cornice ceiling. Double glazed window to rear.

**BATHROOM:**

White suite comprising low level WC with concealed flush, wash hand basin set into vanity unit, claw foot bath with chrome mixer tap, radiator, shower cubicle housing chrome mixer shower, fully tiled walls. Frosted double glazed window to front.

**OUTSIDE**

**REAR GARDEN:**

**Approximately 30ft (9.14m)** Lawn, paved patio, various shrubs, rear access gate.

**SINGLE GARAGE:**

In nearby block

**FRONT GARDEN:**

Patterned brick paving, outside tap.

**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)**

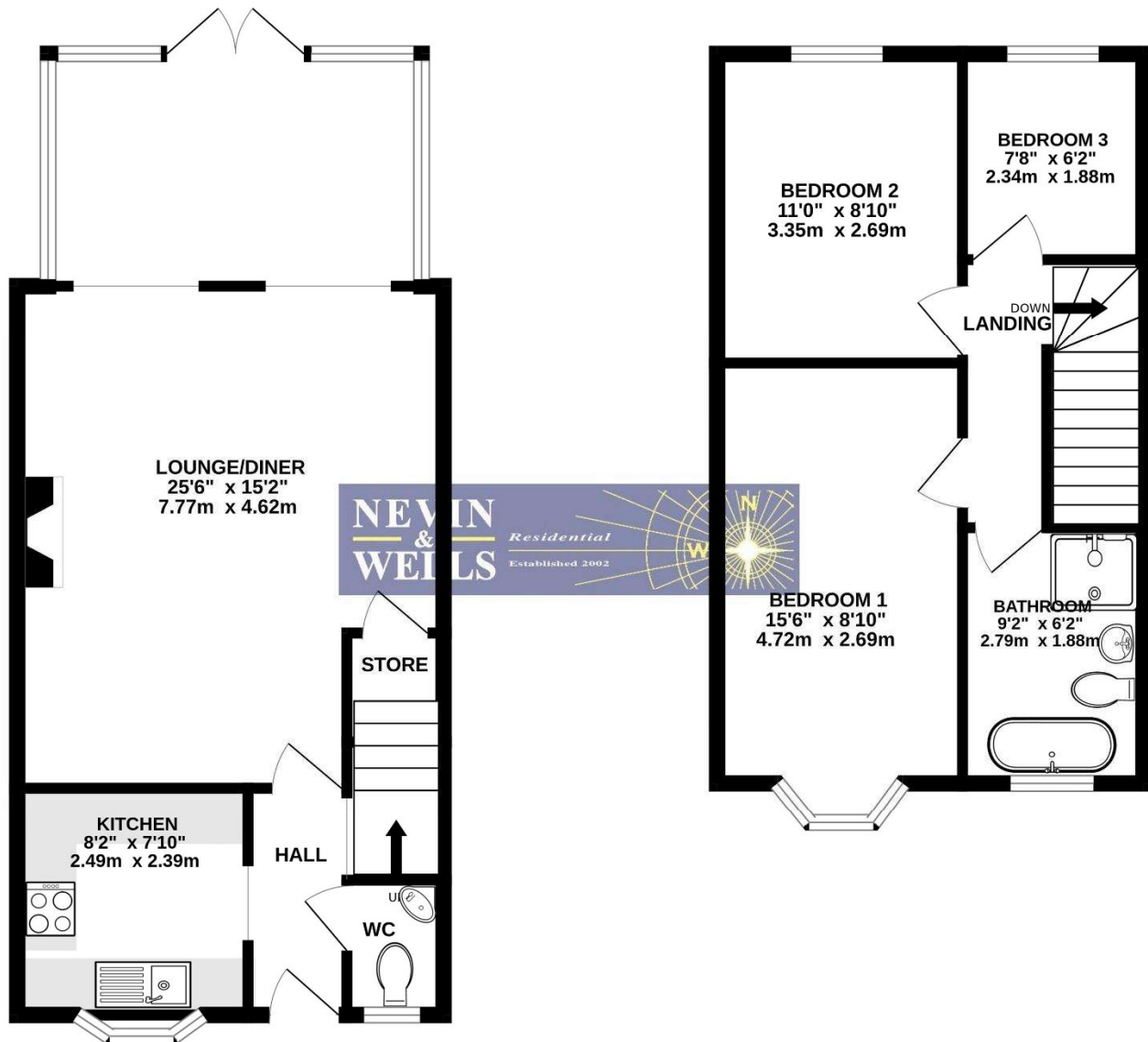


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**FLOORPLAN**

GROUND FLOOR

1ST FLOOR



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



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EPC

10 Shaftesbury Crescent  
STAINES-UPON-THAMES  
TW18 1QW

Energy rating

C

Valid until

9 March 2035

Certificate number

0330-2990-5470-2695-2751

Property type

Mid-terrace house

Total floor area

84 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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		