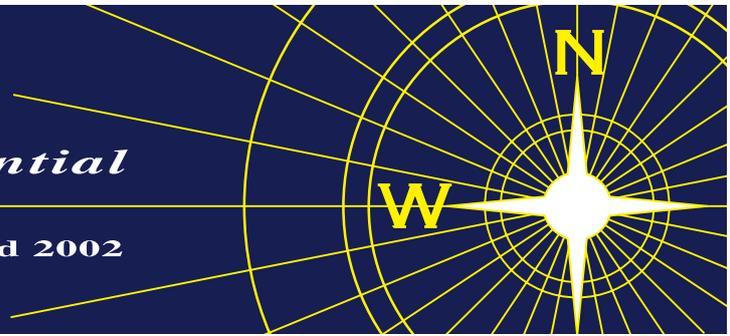


# NEVIN & WELLS

*Residential*

Established 2002



**Kent Close, Laleham Middlesex, TW18 1PL**

**£500,000 F/H**



An extended family home, with potential to create four bedrooms, offered for sale chain free. This versatile corner plot property offers large lounge, open plan kitchen diner, conservatory, first floor bathroom and three double bedrooms. Externally there is a 40ft (12.19m) garden and own drive. Access to local shops, schools and Fordbridge Park is on your doorstep and the M25/Heathrow Airport are a short drive away.

**Kent Close, Laleham, Middlesex, TW18 1PL**

<u><b>CANOPY PORCH:</b></u>	Double glazed front door under, leading into: -
<u><b>ENTRANCE HALLWAY:</b></u>	Stairs to first floor. Double glazed window to front.
<u><b>LOUNGE:</b></u>	Two radiators, tiled fireplace housing gas fire. Double glazed window to front. Glazed doors into: -
<u><b>CONSERVATORY:</b></u>	Glass mainframe. Access into rear garden.
<u><b>UTILITY ROOM:</b></u>	Radiator, ceramic tiled floor, storage cupboards, under stair cupboard, wall mounted gas combi boiler. Double glazed door into conservatory. Opening into:
<u><b>KITCHEN/DINER:</b></u>	Range of white kitchen units, laminated work tops, tiled splash back, ceramic tiled floor, built in electric oven and four ring gas hob, radiator, integrated fridge, one and a half bowl ceramic sink with chrome mixer tap. Dual aspect double glazed windows to front and rear.
<u><b>LANDING:</b></u>	Hatch to loft space.
<u><b>BEDROOM ONE:</b></u>	Radiator. Dual aspect double glazed windows to front and rear. <b>N.B- potential to divide into two bedrooms.</b>
<u><b>BEDROOM TWO:</b></u>	Radiator, storage cupboard. Double glazed window to front.
<u><b>BEDROOM THREE:</b></u>	Radiator, storage cupboard. Double glazed window to rear.
<u><b>BATHROOM:</b></u>	Coloured suite comprising low level WC, pedestal wash hand basin, panel bath with chrome mixer tap and manual mixer shower over, fitted glass shower screen, radiator, fully tiled walls. Frosted double glazed window to rear.

**OUTSIDE**

<u><b>REAR GARDEN:</b></u>	<b>Approximately 40ft (12.19m).</b> Corner plot with lawn, paved patio, various shrubs and side access.
<u><b>FRONT GARDEN:</b></u>	Inset shrubs.
<u><b>DRIVEWAY:</b></u>	Private drive for one car.
<u><b>COUNCIL TAX BAND:</b></u>	D - Spelthorne Borough Council
<u><b>VIEWINGS:</b></u>	<b>By appointment with the clients selling agents, Nevin &amp; Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a></b>

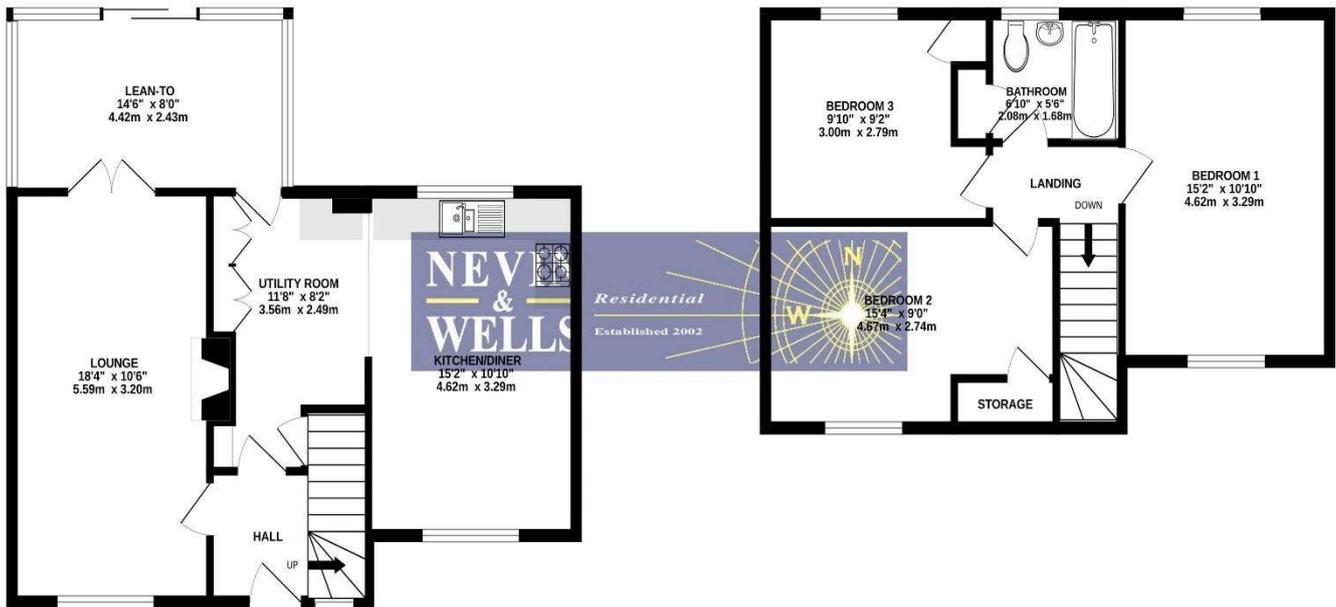


Kent Close, Laleham, Middlesex, TW18 1PL

FLOORPLAN

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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.  
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

## Kent Close, Laleham, Middlesex, TW18 1PL

### EPC

1 Kent Close STAINES-UPON-THAMES TW18 1PL		Energy rating <b>D</b>
Valid until <b>19 February 2035</b>	Certificate number <b>0340-2303-0420-2095-5781</b>	

**Property type** End-terrace house

**Total floor area** 90 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		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		