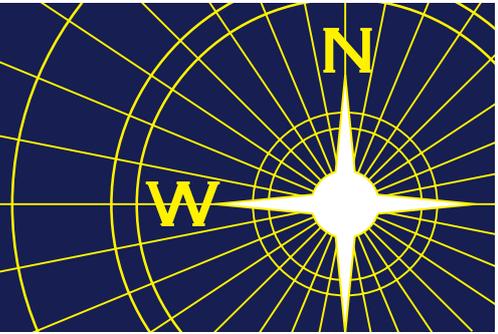


NEVIN & WELLS

Residential

Established 2002



Petersfield Avenue, Staines, TW18 1DH

£500,000 Freehold



An attractive 1930's built family home, situated minutes from local schools, shops and parks. This spacious property offers three large bedrooms, two reception rooms with fireplaces, modern white kitchen and bathroom, plus separate cloakroom. Externally, there is an 85ft (25.91m) rear garden, small garage via a shared drive and parking for one car in front. Access to mainline station and new leisure centre is nearby.

Petersfield Avenue, Staines-upon-Thames, Middlesex, TW18 1DH

<u>CANOPY PORCH:</u>	Tiled overhead porch with front door under and courtesy light to side.
<u>ENTRANCE HALL:</u>	Radiator, under stairs cupboard, stairs to first floor.
<u>LOUNGE:</u>	Radiator, dado rail, coved cornice ceiling, feature fireplace. Double glazed bay window to front.
<u>DINING ROOM:</u>	Radiator, coved cornice ceiling, stone fireplace, storage cupboards. Double glazed French doors and windows to rear.
<u>KITCHEN:</u>	Range of white base and eye level units, laminated work tops, part tiled walls, space for appliances, fitted extractor hood. Stainless steel single bowl single drain sink unit with chrome mixer tap. Dual aspect double glazed windows to side and rear. Double glazed door into garden.
<u>LANDING:</u>	Hatch to loft space. Double glazed window to side.
<u>BEDROOM ONE:</u>	Radiator, coved cornice ceiling, built in wardrobes and drawers. Double glazed bay window to front.
<u>BEDROOM TWO:</u>	Radiator, coved cornice ceiling, built in wardrobes. Double glazed window to rear.
<u>BEDROOM THREE:</u>	Radiator, coved cornice ceiling. Double glazed window to front.
<u>BATHROOM:</u>	In white comprising low level WC, pedestal wash hand basin, panel bath with mixer shower over, part tiled walls, radiator, fitted glass shower screen. Dual aspect double glazed windows to side and rear.
<u>WC:</u>	In white with low level WC. Double glazed window to side.

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 85ft (25.91m). Patio area, lawn area, external tap, various shrubs, side access gate.
<u>FRONT GARDEN:</u>	Inset shrub beds.
<u>PARKING:</u>	Off road parking to front of property.
<u>GARAGE:</u>	Single brick-built garage, approached via shared drive.
<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

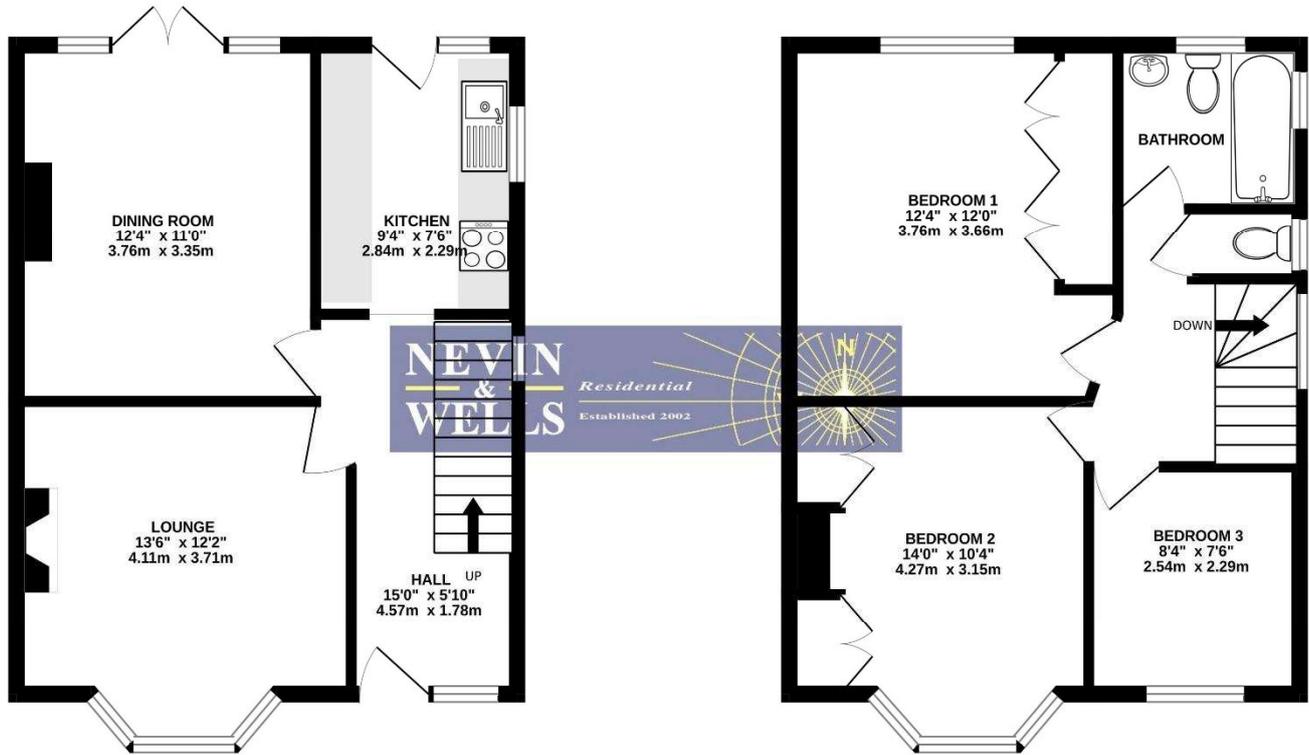


Petersfield Avenue, Staines-upon-Thames, Middlesex, TW18 1DH

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

137 Petersfield Avenue STAINES-UPON-THAMES TW18 1DH		Energy rating D
Valid until 11 May 2033	Certificate number 9537-4625-3200-0821-6202	

Property type	Semi-detached house
Total floor area	83 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		90 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.