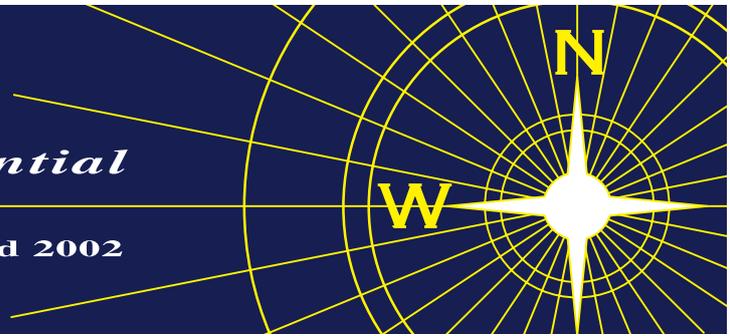


NEVIN & WELLS

Residential

Established 2002



Hawks Way, Staines, Middlesex, TW18 4RY

£425,000 Freehold



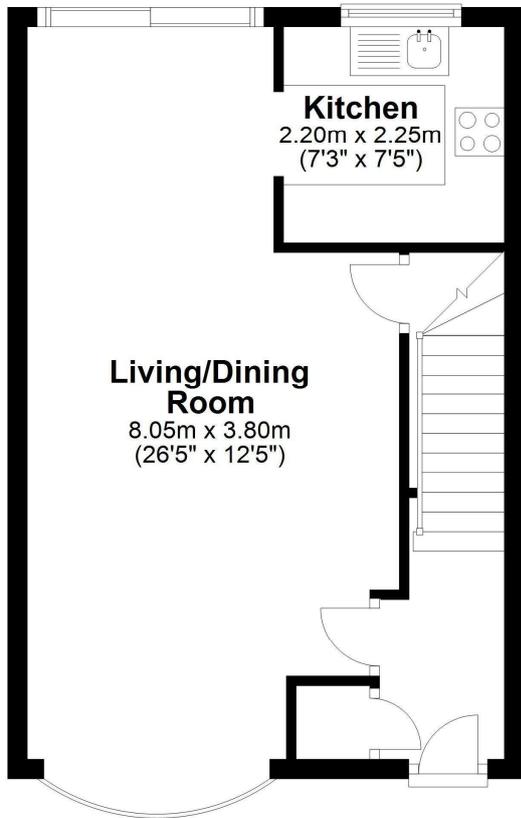
Located in the Moormede Development, in the heart of Staines upon Thames town centre, this superbly presented three bedroom terraced home is offered 'chain free'. Benefits include through lounge/diner, recently installed kitchen, modern first floor bathroom with mixer shower, private rear garden and single garage in nearby block. High street shops, bars and restaurants are close by.

Hawks Way, Staines-upon-Thames, Middlesex, TW18 4RY

FLOOR PLAN

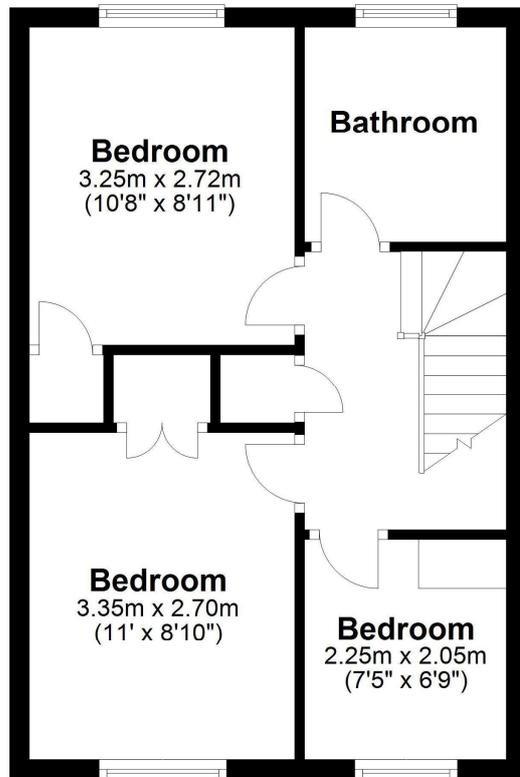
Ground Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 73.1 sq. metres (786.8 sq. feet)

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

EPC

**30 Redwary
STAINES-UPON-THAMES
TW18 6RY** Energy rating: **C**

Valid until: 19 August 2031 Certificate number: 8002-4369-1002-0028-3908

Property type: Mid-terrace house
Total floor area: 75 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		
69-80	C	72 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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**

