



**Penton Avenue, Staines, TW18 2NB**

**£275,000 Leasehold**



A lovely ground floor garden maisonette, overlooking a field to rear, offer for sale 'chain free'. Benefits include large lounge/diner, garden room, modern kitchen and bathroom, double bedroom with fitted wardrobes, gas central heating, double glazing, private 51ft (15.55m) rear garden overlooking a field and space to create parking to rear. Access to local shops and pub is nearby and Staines High Street and Station are a ten minute walk.

**Penton Avenue, Staines-upon-Thames, Middlesex, TW18 2NB**

<b><u>RECESSED PORCH:</u></b>	Composite front door into: -
<b><u>ENTRANCE HALL:</u></b>	Dado rail, radiator in ornate casement. Door into: -
<b><u>BEDROOM:</u></b>	Radiator, two built in double wardrobes, access to fuse board. Double glazed window to front.
<b><u>LOUNGE/DINING ROOM:</u></b>	Radiator, feature fireplace, under stairs storage cupboard, frosted double glazed window to side. Double glazed patio door into: -
<b><u>GARDEN ROOM:</u></b>	Radiator, quarry tiled floor. Double glazed door into garden.
<b><u>KITCHEN:</u></b>	White oak effect kitchen comprising base and eye level units, laminate work tops, space for washing machine and fridge/freezer, built in electric oven and four ring gas hob, cupboard housing Worcester Bosch combi boiler. Stainless steel single bowl single drainer sink with chrome mixer tap. Door into garden room. Window to side.
<b><u>BATHROOM:</u></b>	White suite comprising low level WC, pedestal wash hand basin, panel bath with chrome mixer tap, fitted glass shower screen, part tiled walls, radiator. Frosted double glazed window to side.

**OUTSIDE**

<b><u>FRONT GARDEN:</u></b>	Inset shrubs
<b><u>REAR GARDEN:</u></b>	<b>Approximately 51ft (15.55m).</b> Paved Patio, external tap, flower and shrub borders, wooden tool shed. View to rear over Wheatsheaf Field.
<b><u>NB:</u></b>	There is space to rear to create a parking space, off the service road.
<b><u>LEASE:</u></b>	950 Years unexpired
<b><u>GROUND RENT:</u></b>	£5.00 per annum
<b><u>COUNCIL TAX BAND:</u></b>	C – Spelthorne Borough Council
<b><u>VIEWINGS:</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>

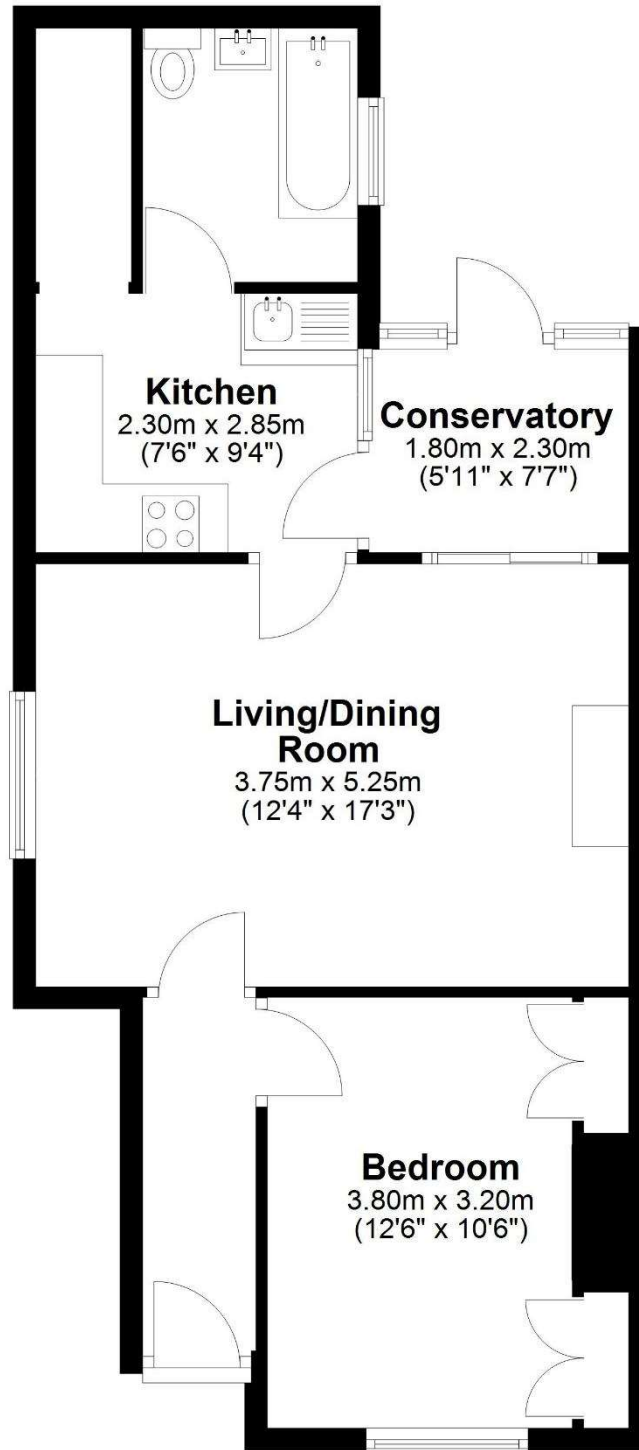


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FLOORPLAN

**Ground Floor**

Approx. 53.8 sq. metres (579.1 sq. feet)



Total area: approx. 53.8 sq. metres (579.1 sq. feet)

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



## Penton Avenue, Staines-upon-Thames, Middlesex, TW18 2NB

### EPC

24 Penton Avenue STAINES-UPON-THAMES TW18 2NB		Energy rating <b>D</b>
Valid until <b>8 June 2035</b>	Certificate number <b>0350-2571-5560-2305-3115</b>	

Property type Ground-floor flat

Total floor area 49 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 C.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75 C
55-68	<b>D</b>	63 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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