



**Stanwell New Road, Staines-Upon-Thames, TW18 4HY**

**Guide Price £424,950**

A well presented semi-detached home. The accommodation comprises on the ground floor lounge, dining room, kitchen, on the first floor three bedroom and bathroom. Benefits include double glazed windows, central heating, front and rear gardens and off street parking.

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**Entrance Hallway**

Radiator, carpet, through to...

**Lounge**

Front aspect double glazed window, radiator, laminate flooring.

**Dining Room**

Rear aspect double glazed window, radiator, laminate flooring, cast iron fireplace, understairs storage cupboard with light, through to...



## Kitchen



Range of wall and base units, single drainer sink with mixer tap, part tiled walls, space for cooker with extractor hood above, space for fridge/freezer and washing machine, vinyl flooring, wall mounted boiler (not working), rear aspect double glazed window, door to garden.

## First Floor Landing

Carpet, doors to rooms.

## Bedroom One



Two front aspect double glazed windows, radiator, fitted wardrobes with sliding doors, laminate flooring, built-in shower in cupboard with extractor fan.

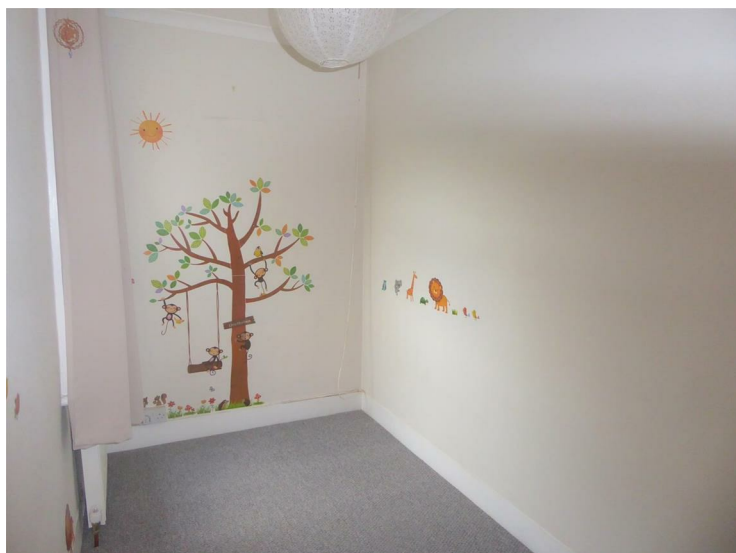


## Bedroom Two



Rear aspect double glazed window, radiator, carpet.

## Bedroom Three



Rear aspect double glazed window, radiator, carpet.

## Bathroom



Panel enclosed bath with mixer tap and shower unit above, hand wash basin, low level w/c, part tiled walls, tiled flooring, radiator, side aspect double glazed window.

## Outside

### Front Garden

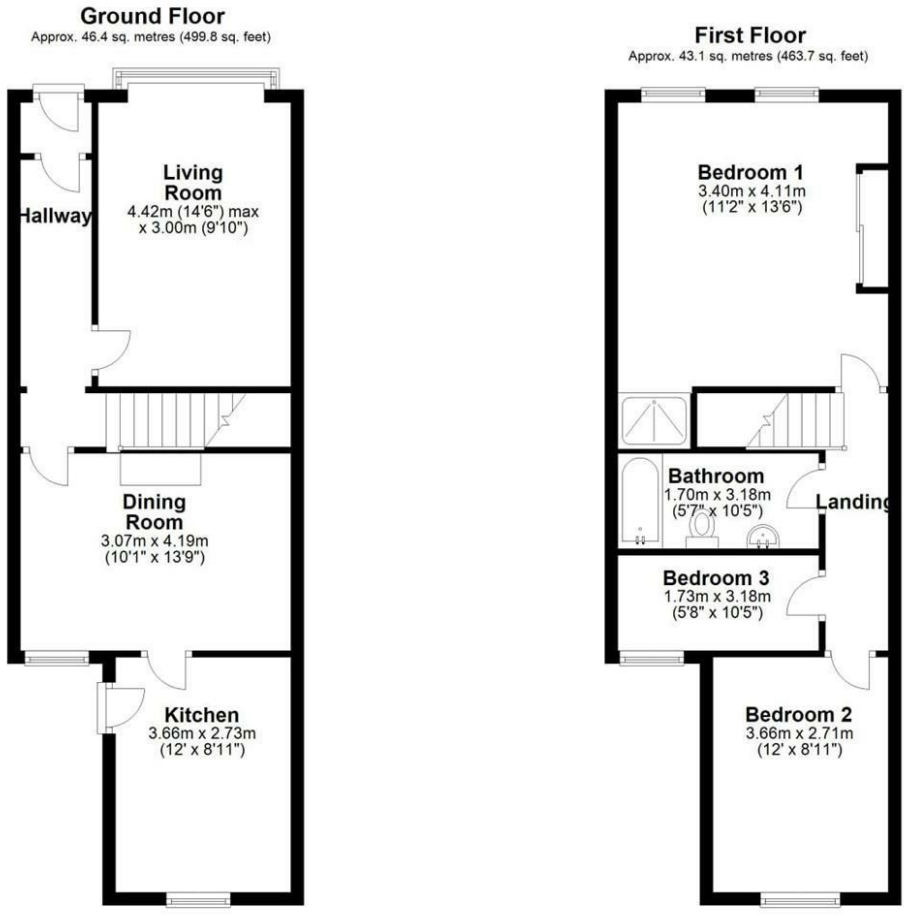
Off street parking, side gate leading to rear garden.

### Rear Garden



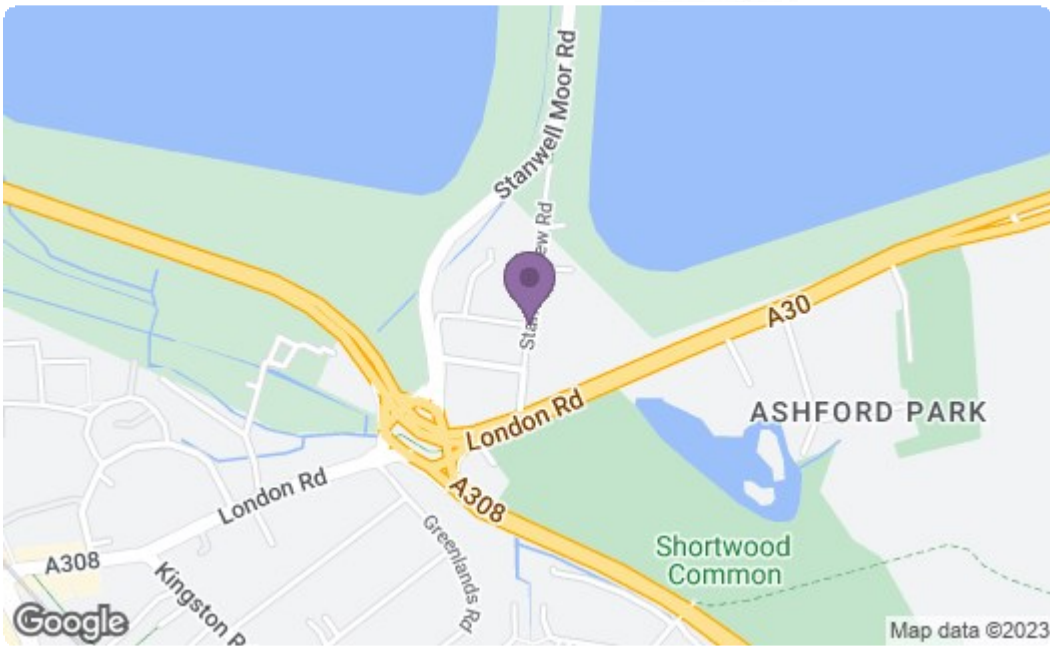
Paved patio area, rest laid to lawn, shed.





Total area: approx. 89.5 sq. metres (963.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, windows, room and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown has not been tested and no guarantee as their operability or efficiency can be given made with planup. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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