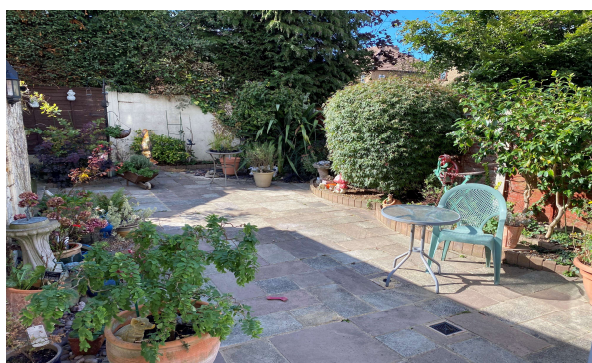




Brightside Avenue, Staines, Middx, TW18 1NH

£435,000 F/H



Situated in a quiet residential crescent, this three bedroom family home is offered for sale in superb condition throughout. Benefits include spacious lounge/ diner, gloss white kitchen, luxury white shower room, conservatory, single garage and 40ft (12.19m) secluded garden. Access to local schools, shops and recreation park is close at hand. The mainline station is within a one mile radius.

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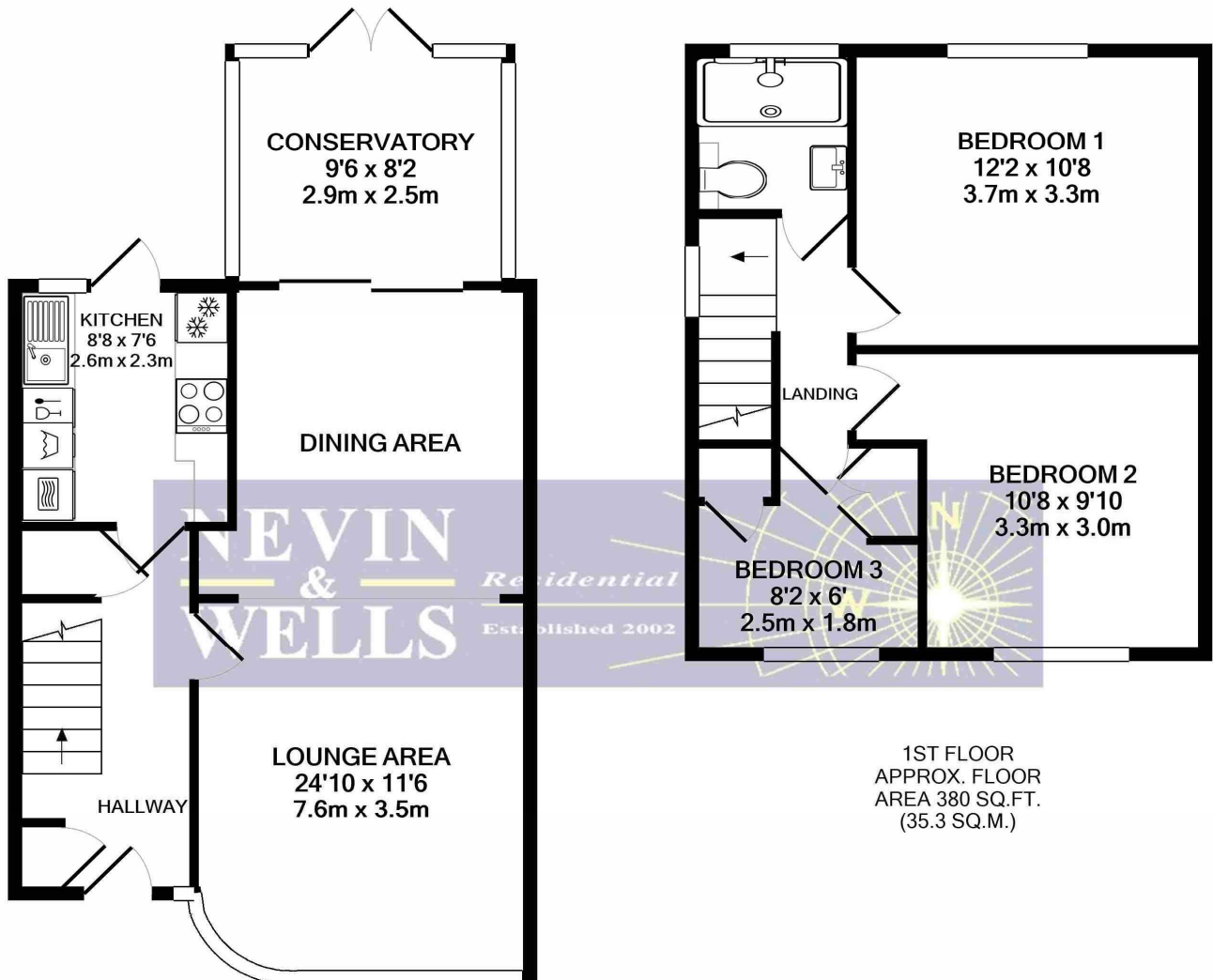
<u>CANOPY PORCH:</u>	Double glazed front door under leading into:-
<u>ENTRANCE HALLWAY:</u>	3.82m x 1.92m (12'6 x 6'4) Radiator, storage cupboard, stairs to first floor, doors into all rooms.
<u>LOUNGE/DINING ROOM:</u>	7.57m x 3.52m (24'10 x 11'6) One radiator, coved cornice ceiling, feature electric fire, storage unit. Double glazed sliding patio door to rear.
<u>KITCHEN:</u>	2.63m x 2.29m (8'8 x 7'6) Range of gloss white base and eye level units, quartz effect worktops, part tiled walls. Built in electric double oven and four ring halogen hob, integrated fridge and freezer, space for washing machine. Stainless steel single bowl single drainer sink unit with chrome mixer tap, cupboard housing gas boiler. Double glazed window and door to rear.
<u>CONSERVATORY:</u>	2.91m x 2.50m (9'6 x 8'2) Double glazed mainframe, ceramic tiled floor. Double glazed French doors into rear garden.
<u>BEDROOM ONE:</u>	3.72m x 3.23m (12'2 x 10'8) Radiator, coved cornice ceiling, dado rail. Double glazed window to rear.
<u>BEDROOM TWO:</u>	3.23m x 3.00m (10'8 x 9'10) Radiator, coved cornice ceiling, dado rail. Double glazed window to front.
<u>BEDROOM THREE:</u>	2.05m x 1.73m (8'2 x 6') Radiator, storage cupboard, built in wardrobes. Double glazed window to front.
<u>SHOWER ROOM:</u>	1.73m x 1.68m (5'8 x 5'6) Luxury white suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, fully tiled walls and floor, ladder radiator, large shower cubicle housing chrome mixer shower. Frosted double glazed window to rear.

OUTSIDE

<u>REAR GARDEN</u>	12.19m (40ft) Paved seating area, summer house, outside tap, courtesy light, various shrubs. Side access gate.
<u>GARAGE:</u>	Single garage via shared drive, with light and power.
<u>FRONT GARDEN:</u>	Lawn area, shrubs, dwarf wall to front.
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(46.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Energy Performance Certificate		HM Government	
135, Brightside Avenue, STAINES-UPON-THAMES, TW18 1NH			
Dwelling type:	Semi-detached house	Reference number:	8178-7629-6859-1188-8926
Date of assessment:	28 November 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	28 November 2018	Total floor area:	77 m ²
Use this document to:			
<ul style="list-style-type: none">• Compare current ratings of properties to see which properties are more energy efficient• Find out how you can save energy and money by installing improvement measures			
Estimated energy costs of dwelling for 3 years:			£ 1,989
Over 3 years you could save			£ 405
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 168 over 3 years	
Heating	£ 1,362 over 3 years	£ 1,209 over 3 years	
Hot Water	£ 309 over 3 years	£ 207 over 3 years	
Totals	£ 1,989	£ 1,584	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
	Current	Potential	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 105	
2 Low energy lighting for all fixed outlets	£45	£ 132	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 63	
See page 3 for a full list of recommendations for this property.			
To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.			