



## ST ANNES ROAD, WILLINGDON

### £1500 PCM UNFURNISHED

**Accommodation:** Semi Detached Chalet Bungalow, Two bedrooms, Hallway, Lounge, Dining Room, Kitchen, Ground Floor Bathroom, En-Suite Shower Room to Master bedroom, Rear Garden, Summerhouse, Driveway, Double Glazed Windows, Gas Central Heating.

This beautiful home situated in a desirable Willingdon location benefit from wooden flooring, two reception rooms plus a well-proportioned master bedroom with En-Suite shower room incorporating a double shower cubicle with waterfall shower and seating area. The 80' rear garden has a large summerhouse to enjoy in the summer along with lawn and patio areas, plus generous off road parking on the front driveway. Contact The Exchange Letting & Management to arrange a viewing by calling 01323 489560.

Qualifying income criteria applies.

**Porch:**

Double glazed door, double glazed windows to front & side:

**Hallway:**

Part double glazed door with stained glass effect, dado rail, coved ceiling, phone point, airing cupboard, wooden floor, radiator:

**Lounge:**

3.15m (10'4") x 4.41m (14'5")

Double glazed window to front, wall mounted electric fire, coved ceiling, tv aerial, wooden floor, radiator, double doors to dining room:

**Dining Room:**

3.49m (11'5") x 3.18m (10'5")

Double glazed French doors to rear garden, radiator, coved ceiling, wooden floor, stairs to first floor:

**Kitchen**

4.33m (14'2") x 2.10m (6'10")

Double glazed door to rear garden, double glazed window to rear, partly tiled walls, one and half bowl ceramic inset sink, fitted with a range of base units, cupboards & drawers, with wooden worktop space over, inset AEG gas hob, extractor cooker hood, fitted AEG double electric oven, wall mounted concealed gas boiler, recess spotlights, plumbing for washing machine, space for dishwasher & fridge freezer:

**Bedroom One:**

4.09m (13'4") reducing to 3.06 (10'0") x 4.0m (13'1") reducing to 3.80 (4'6")

Velux windows to rear and front with integral blinds, wooden floor, under eave storage, recessed spotlights, radiator, sloped ceilings:



### **En-Suite Shower Room**

Velux window to side, tiled walls, vanity unit hand basin, low level WC with concealed cistern, walk in double shower cubical with water fall shower & seated area, recessed spotlights, wooden floor:



### **Front Garden:**

**Block paved driveway & mature shrubs:**

### **Rear Garden:**

24.38m (80'0") x 9.98m (32'8")

Fences to side and rear, lawn and patio areas, trees and shrubs, flower beds and borders, gated side access, large summer house and sheds:

### **Bedroom Two:**

3.19m (10'5") x 3.19m (10'5")

Double glazed window to front with part leaded light effect, coved ceiling, wooden floor, radiator:



### **Ground Floor Bathroom:**

Double glazed window to side, panelled bath with wall mounted shower, vanity unit wash hand basin, low level WC, tiled walls, coved ceiling, radiator:

**Ground Floor**



**First Floor**



**Ground Floor**



**First Floor**



# Energy performance certificate (EPC)

57 ST ANNES ROAD  
WILLINGDON  
BN20 9NJ

Energy rating

C

Valid until: 16 March 2031

Certificate number: 9876-3004-2207-5099-4200

Property type

Semi-detached bungalow

Total floor area

84 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**IMPORTANT INFORMATION:** We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

**ADDITIONAL SERVICES:** [\(VISIT OUR WEBSITE FOR MORE INFORMATION\)](#) :

**THE EXCHANGE PROPERTY SERVICES:**

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

**THE EXCHANGE LETTING & MANAGEMENT:**

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

**THE EXCHANGE MORTGAGE SERVICES:**

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.*

**PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:**

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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