

# NEVIN — & — WELLS

*Distinctive Homes*

**Established 2002**



**Cotswold Close, Staines-upon-Thames, TW18 2DD**

**£1,100,000 F/H**

## Cotswold Close, Staines-upon-Thames, Middlesex, TW18 2DD

Positioned on a rare secluded quarter acre plot, a stunning five bedroom extended bungalow situated two minutes from the mainline station (Waterloo 34 minutes), new leisure centre and state/private schools. The extended accommodation offers contemporary styling and open plan living, with bi-folding doors onto the large secluded garden. 'JonMari' is one of only five properties in this private close and this exceptional home has flexible working and entertaining areas, whilst being tucked away in a picturesque location. Access to the river Thames, Laleham Park and J13 of the M25 is also close at hand.

**RECESSED PORCH:** Courtesy light, arched brickwork. Front door into:

**ENTRANCE HALL:** Ceramic tiled floor, part panelled walls, hand-built Oak staircase to first floor.

**LOUNGE:** Vertical radiator, coved cornice ceiling, feature brick open fireplace, picture rail. Dual aspect double glazed windows to side and front.

**STUDY:** Radiator, coved cornice ceiling. Double glazed window to side.

**SHOWER ROOM:** White suite comprising low level WC, wash hand basin set into vanity unit, shower cubicle housing chrome mixer shower, ceramic tiled floor, chrome radiator, part panelled walls, extractor fan. Frosted double glazed window to rear.

**BEDROOM FIVE:** Radiator, coved cornice ceiling, part panelled walls. Dual aspect double glazed windows to side and front.

**BEDROOM FOUR:** Radiator, coved cornice ceiling. Window to rear.

**KITCHEN AREA:** Extensive range of base level units, integrated dishwasher, space for cooking range, marble worktops, soft close doors and drawers, Oak effect flooring. Ceramic sink unit with chrome mixer tap, space for fridge/freezer. Double glazed window to side. Open plan into: -

**LIVING/DINING ROOM:** Under floor heating, Oak effect flooring. Double glazed window to side. Oak framed double glazed Bi-folding doors into rear garden. Arch into: -

**UTILITY ROOM:** Space for appliances, wine rack. Double glazed window to rear, double glazed door to side.

**LANDING:** Double glazed window to rear.

**BEDROOM ONE:** Radiator, part panelled walls. Double glazed window to side. Doors into dressing room and walk in wardrobe. Door onto: -

**BALCONY:** Tiled floor, overhead canopy, metal balustrade. Panoramic view over garden.

**BEDROOM TWO:** Radiator, part panelled walls. Double glazed window to rear. Door into walk in wardrobe, access to loft.

**BEDROOM THREE:** Radiator, storage recess. Double glazed window to front.

**BATHROOM:** Luxury white suite comprising low level WC, dual wash hand basins set into vanity unit, free standing bath, ceramic tiled floor, part panelled walls, chrome radiator, glass shower cubicle housing chrome mixer shower. Two double glazed Velux windows.

### OUTSIDE

**PLOT:** A mature quarter acre plot with extensive lawn area, porcelain paved patio, green house, outside tap, two Oak trees, brick built shed, various shrubs, side access.

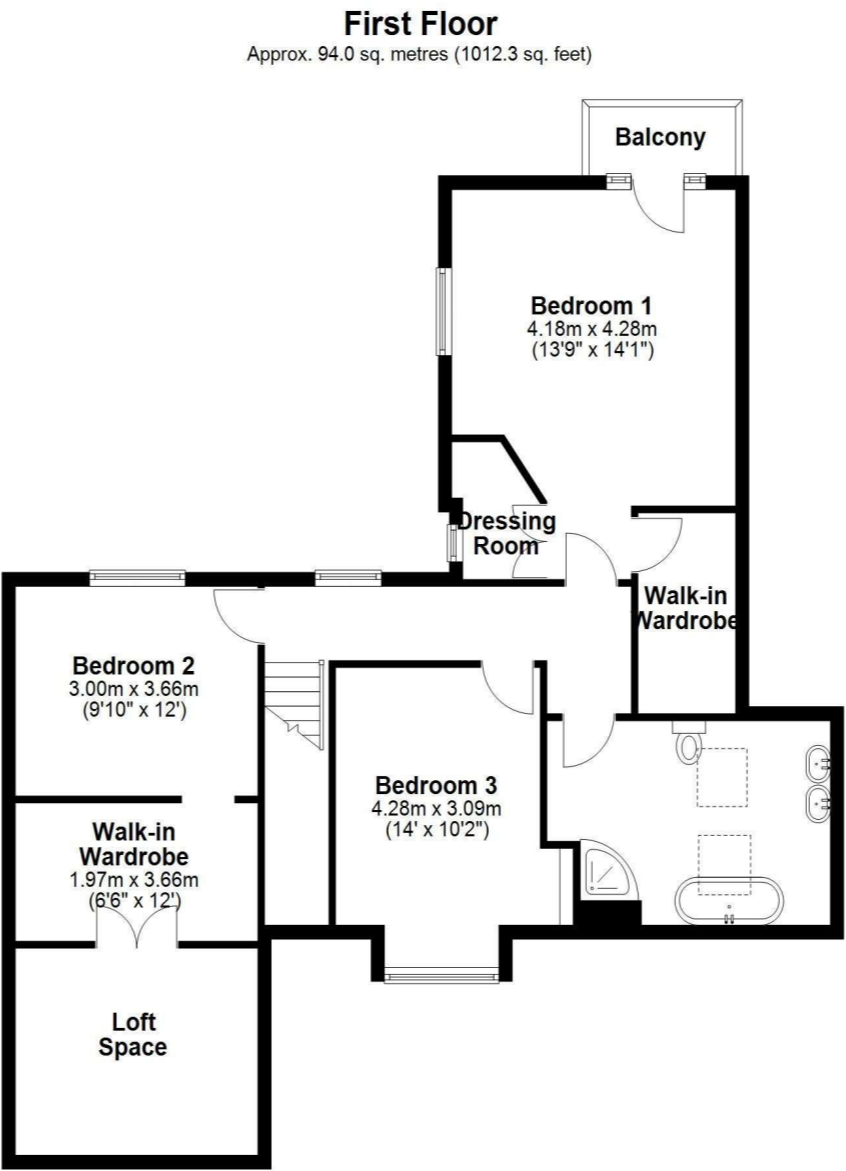
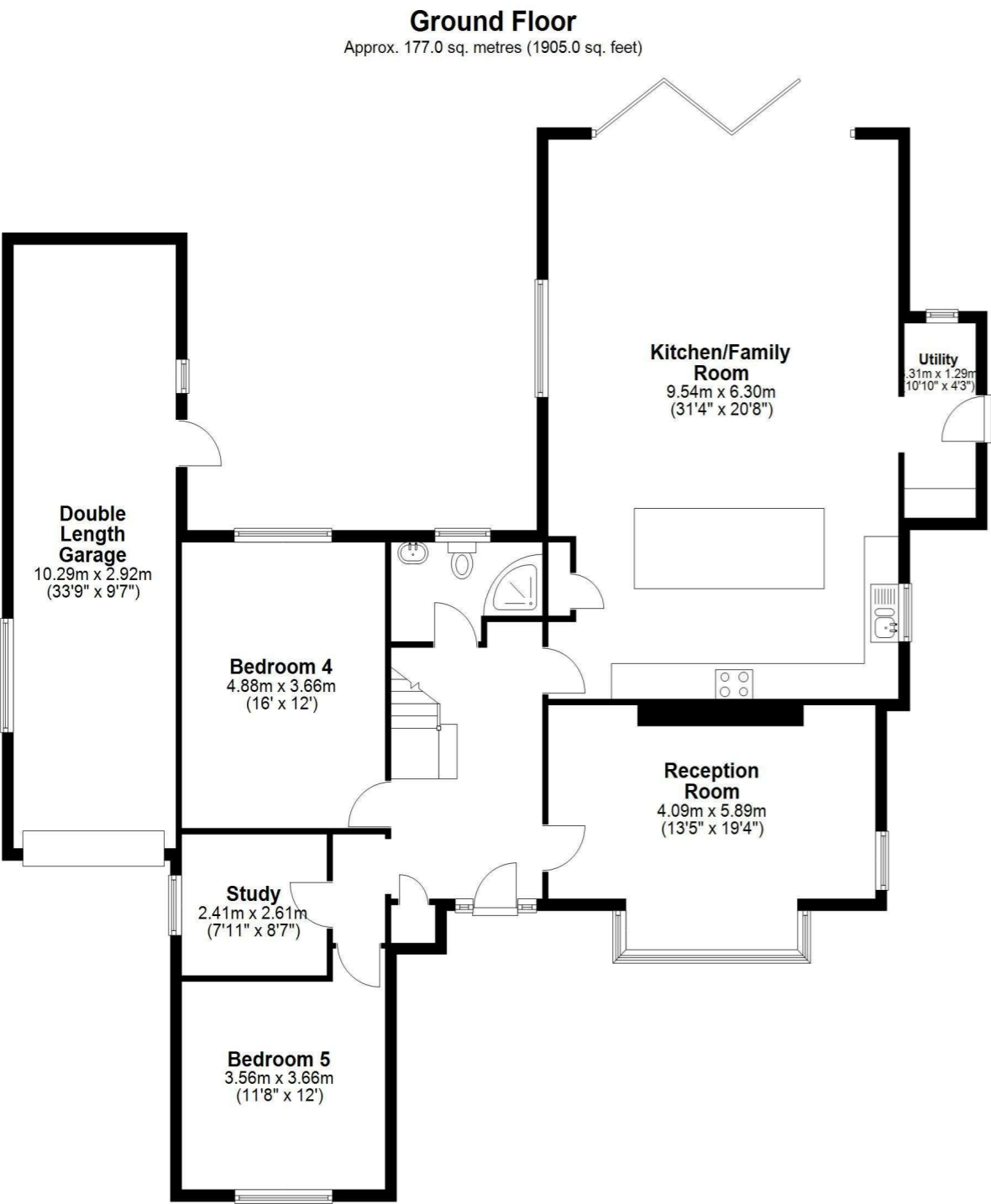
**GARAGE:** Double length garage with light and power, door into rear garden, approached via a private driveway with space to park several cars.

**COUNCIL TAX BAND:** F - Spelthorne Borough Council

**VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



FLOORPLAN



Total area: approx. 271.0 sq. metres (2917.3 sq. feet)

EPC

Jonmari Cotswold Close STAINES-UPON-THAMES TW18 2DD		Energy rating <div>D</div>
Valid until 10 February 2035	Certificate number 0320-2165-5420-2405-6641	

Property type	Detached house
Total floor area	229 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+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

