

NEVIN & WELLS

Distinctive Homes

Established 2002



Glebe Road, Staines-upon-Thames, TW18 1BX

£1,250,000 F/H

Glebe Road, Staines-upon-Thames, Middlesex, TW18 1BX

A truly exceptional three storey Edwardian villa, originally built for the town's gentry, due to its central location. The stunning accommodation comprises light entrance hall, two large reception rooms with feature fireplaces, high quality 'Forest Thyme' fitted kitchen, two cloakrooms, family bathroom and luxury en-suite shower room, four double bedrooms and part galleried landings. Externally, there is a mature West facing 140ft (42.67m) rear garden, single garage and parking to front. Access to state/private schools, mainline station (Waterloo 36min) and brand new leisure centre is a ten minute walk.

Pillared canopy porch, double glazed front door into: -

ENTRANCE HALLWAY: Cupboard housing Vesmann gas boiler, space for washing machine. Storage cupboard housing fuse board, radiator, Amtico tiled floor, stepped coving, ceiling rose. Stairs to first floor.

DINING ROOM: Radiator, panel effect walls, stepped coving, Oak flooring, picture rail, built in storage, feature cast iron fireplace, ceiling rose, wall mounted air-conditioning unit. Double glazed bay window to front with fitted shutter blinds.

CLOAKROOM: In white with low level WC, wash hand basin set into vanity unit, tiled floor and walls, radiator. Double glazed window to side.

LOUNGE: Radiator, dado rail, picture rail, stepped coving, feature limestone fireplace housing cast iron fireplace, wall mounted air conditioning unit. Double glazed French doors into rear garden.

KITCHEN: Extensive range of 'Forest Thyme' base and eye level units, polished granite worktops, porcelain tiled floor, concealed lighting. Fitted Stoves cooking range with four ovens and seven ring gas hob, overhead extractor hood, integrated Neff dishwasher, integrated full height Fridge and an additional fitted/plumbed AEG American style fridge/freezer, wine rack, walk in pantry with light, under floor heating, one and a half bowl single drainer sink unit with hot water tap under, coved cornice ceiling, access to cat flap. Double glazed sash window to side. Double glazed French doors to rear.

FIRST FLOOR LANDING: Part galleried balustrade, radiator, stepped coving, stairs to second floor. Dual aspect double glazed windows to side and front.

CLOAKROOM: In white with low level WC, radiator, part tiled walls. Double glazed window to front with fitted shutter blind.

BATHROOM: White suite comprising wash hand basin with chrome mixer tap set into vanity unit. Panel bath with central chrome mixer tap and chrome mixer shower over, fitted glass shower screen, chrome ladder radiator, tiled floor and walls. Double glazed window to side.

MASTER BEDROOM: Radiator, stepped coving, wall mounted air conditioning unit, panelled wall, built in wardrobes and dressing table together with free standing matching bedside tables. Double glazed window to rear with fitted shutter blind. Door into: -

EN-SUITE SHOWER ROOM:

Luxury white suite comprising twin wash hand basins set into vanity unit, tiled floor and walls, chrome ladder radiator, low level WC with concealed flush, extractor fan, tiled shower cubicle housing chrome rainwater head mixer shower, under floor heating. Double glazed window to rear with fitted shutter blind.

BEDROOM TWO:

Vertical radiator, stepped coving, feature cast iron fireplace, two built in wardrobes, picture rail. Double glazed windows and door to front with fitted shutter blinds leading onto:-

BALCONY:

Full width of property with cast iron balustrade and resin base.

SECOND FLOOR LANDING:

Double glazed window to side. Doors into bedroom three and bedroom four, airing cupboard housing hot water cylinder.

BEDROOM THREE:

Radiator, built in single wardrobe, eaves storages. Double glazed window to front with fitted shutter blinds.

BEDROOM FOUR:

Radiator, two built in wardrobes, wall mounted air conditioning unit, eave storage. Two double glazed windows to rear with fitted shutter blinds.

OUTSIDE

REAR GARDEN:

140ft (42.67m) A mature and secluded West facing garden with Stone patio, shaped lawn, external power point, outside tap, outside lighting, wooden BBQ canopy, two wooden log stores, rear seating patio, feature pond with pump and lighting, water tap, two plastic storage boxes. Side access gate to shared drive to the right and access gate to front of the house to the left.

SUMMER HOUSE:

(12'8 x 9,2- 3.85m x 2.8m) Light, power. Double glazed doors and windows, timber tool shed to rear.

GARAGE:

Light, power, sink unit. Double glazed door into garden, up and over door to front. Approached via shared drive.

PARKING:

Brick paved parking to front.

COUNCIL TAX BAND:

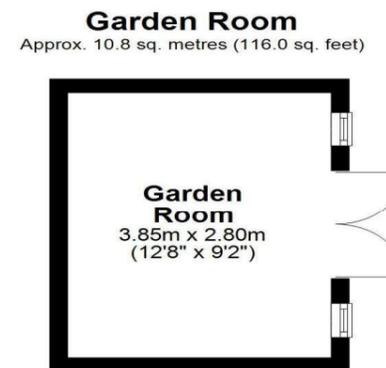
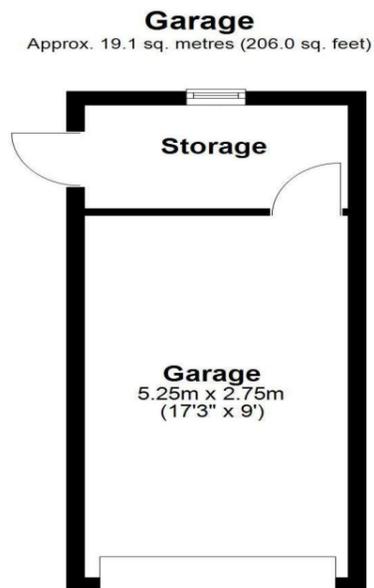
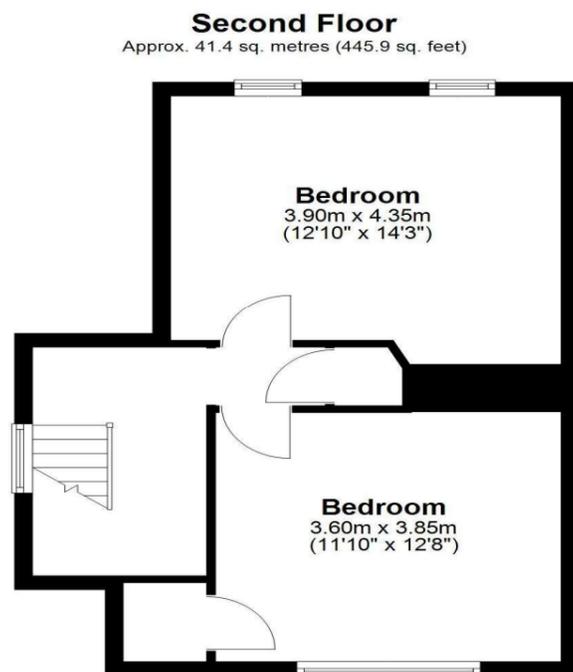
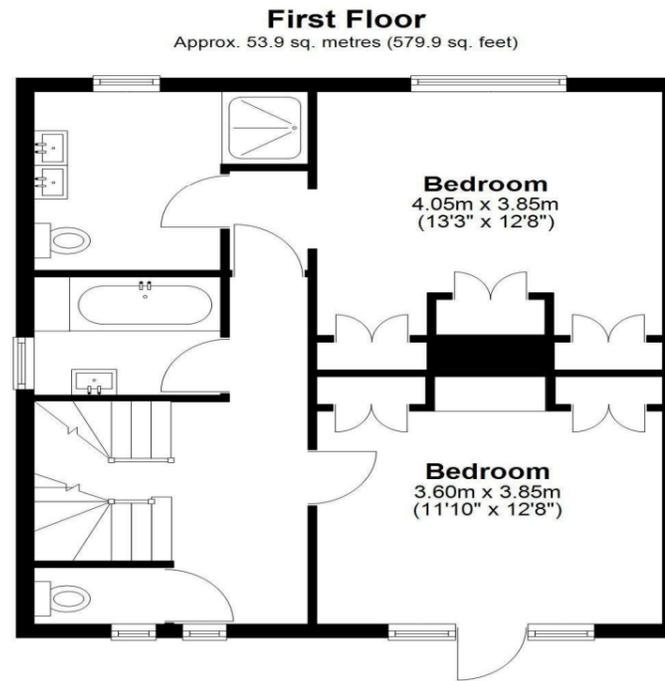
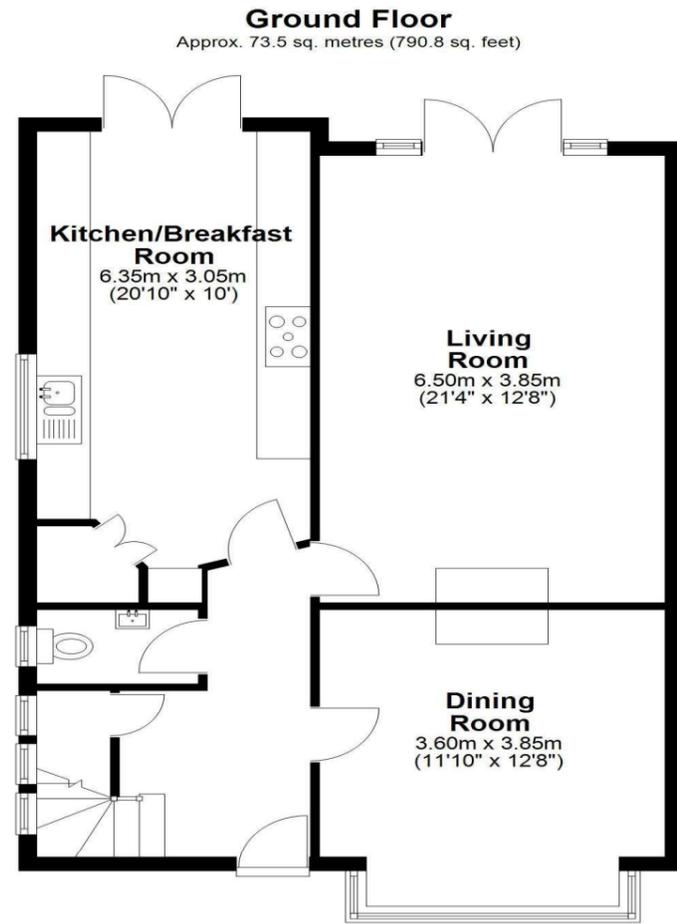
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VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



FLOORPLAN



Total area: approx. 198.7 sq. metres (2138.5 sq. feet)

EPC

3 Glebe Road
STAINES-UPON-THAMES
TW18 1BX

Energy rating
D

Valid until
26 February 2036

Certificate number
2460-3059-2202-2856-5200

Property type	Detached house
Total floor area	159 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		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

