

NEVIN & WELLS

Residential

Established 2002



Grosvenor Road, Staines, TW18 2RW

£495,000 F/H



Positioned in South Staines premier road, a spacious two bedroom detached bungalow in need of renovation. Benefits include open plan lounge/diner, gas central heating, double glazing and secluded 35ft (10.67m) rear garden. There is potential to extend and loft convert (S.T.P.P). Access to local shops and The River Thames is a few minutes walk. The mainline station and High Street are a mile away. No onward Chain

Grosvenor Road, Staines-upon-Thames, Middlesex, TW18 2RW

<u>CANOPY PORCH:</u>	Hardwood front door under.
<u>ENTRANCE HALLWAY:</u>	Radiator, doors to all rooms.
<u>DINING ROOM:</u>	Radiator, coved cornice ceiling. Double glazed window to front. Sliding glass door into:
<u>LOUNGE:</u>	Radiator, coved cornice ceiling, fitted electric fire. Double glazed sliding patio door into garden.
<u>BATHROOM:</u>	Suite comprising low level WC, pedestal wash hand basin, radiator, panel bath with tiled splash back, airing cupboard housing hot water cylinder. Double glazed window to rear.
<u>KITCHEN:</u>	Range of basic units, wall mounted Vaillant gas combi boiler, space for appliances, radiator. Stainless steel sink unit. Double glazed window to rear. Door into rear garden room.
<u>GARDEN ROOM:</u>	Light and power. Access into rear garden.
<u>BEDROOM ONE:</u>	Radiator, coved cornice ceiling. Double glazed bay window to front.
<u>BEDROOM TWO:</u>	Radiator, coved cornice ceiling. Window to side.

OUTSIDE

<u>REAR GARDEN:</u>	35ft x 30ft (10.67m x 9.14m). Lawn, paved patio, outside tap, various shrubs and trees. Side access, outside light.
<u>SIDE GARDEN:</u>	Fishpond, wooden shed with patio in front.
<u>FRONT GARDEN:</u>	Lawn area, inset shrubs
<u>GARAGE:</u>	Single attached garage via private drive.
<u>COUNCIL TAX BAND:</u>	E - Spelthorne Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

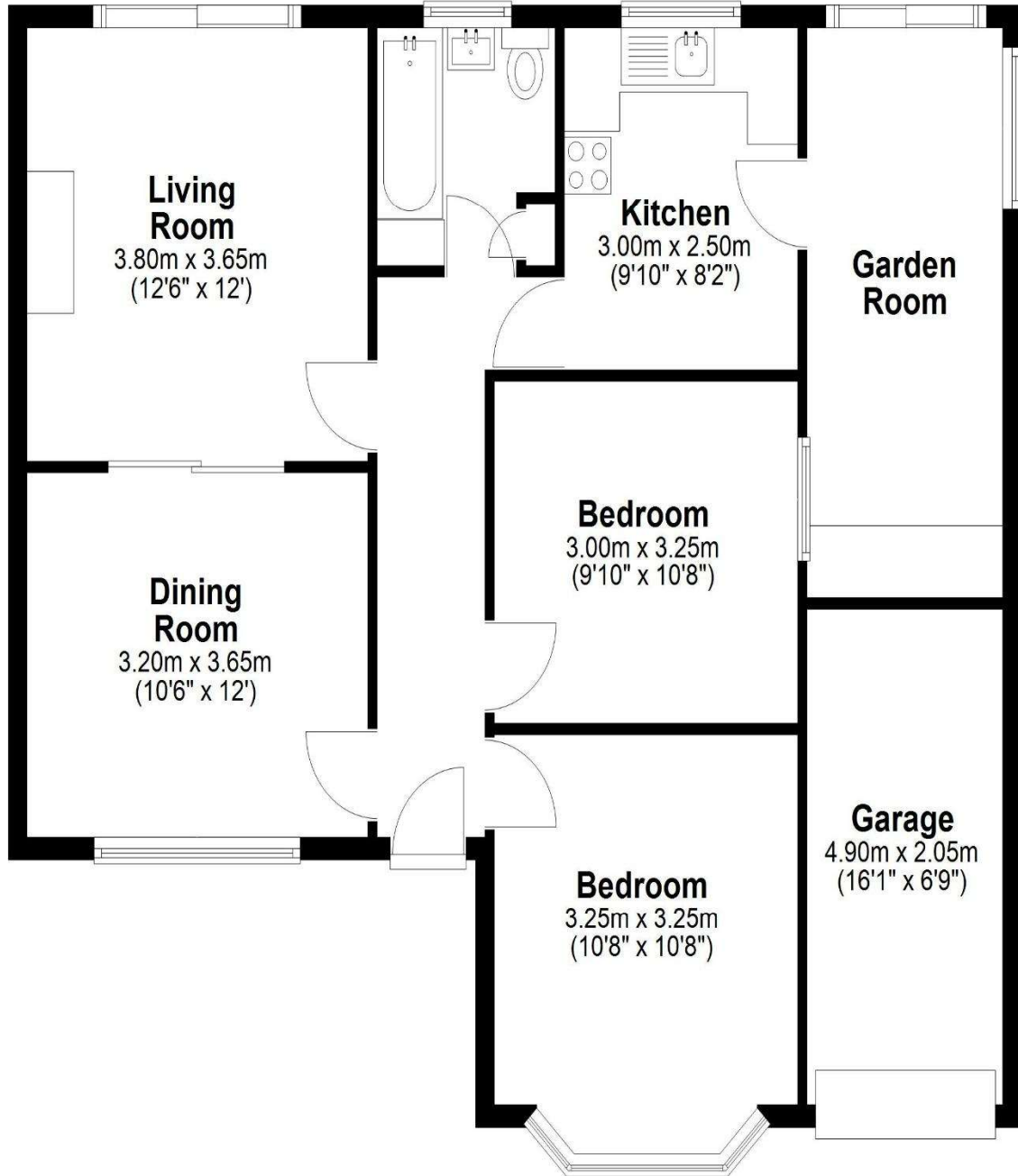


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FLOORPLAN

Ground Floor

Approx. 88.3 sq. metres (950.1 sq. feet)



Total area: approx. 88.3 sq. metres (950.1 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

24 Grosvenor Road STAINES-UPON-THAMES TW18 2RW		Energy rating D
Valid until 8 January 2036	Certificate number 1236-1829-9500-0978-7202	

Property type	Detached bungalow
Total floor area	66 square metres

Rules on letting this property

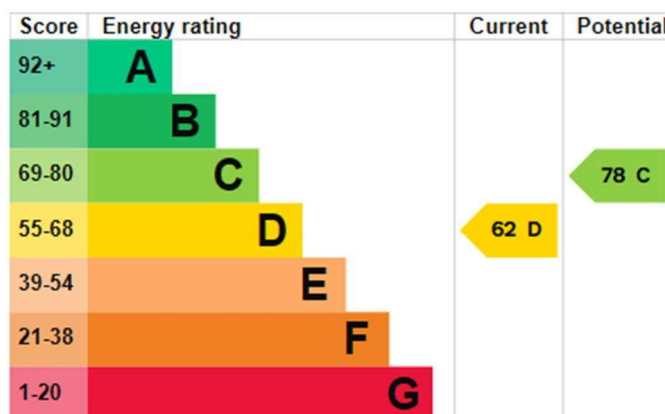
Properties can be let if they have an energy rating from A to E.

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](#).



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