

NEVIN — & — WELLS

Distinctive Homes

Established 2002



Manor Park, Staines upon Thames, Middx, TW18 4XE £835,000 Freehold

Manor Park, Staines upon Thames, Middlesex, TW18 4XE

Positioned in a private gated development, this executive detached home was built to a high standard. The spacious accommodation comprises four double bedrooms, two reception rooms, two bathrooms, utility room, cloakroom and kitchen/diner. The property benefits from an integral double garage with additional driveway parking for two cars. Externally, there is a westerly 40ft (12.19m) mature garden. Access to scenic walks along The River Thames and Staines Moor is minutes away. The property is also close to excellent state and private schools including Staines Preparatory School. The Two Rivers shopping centre and mainline station are also close at hand.

<u>RECESS PORCH:</u>	Courtesy light under. Hardwood front door into:
<u>ENTRANCE HALLWAY:</u>	5.18m x 1.75m (17' x 5'8) Under stair storage cupboard, stairs to first floor, internal door into double garage.
<u>CLOAKROOM:</u>	In white with low level W.C, radiator, wash hand basin, tiled splash back. Frosted double glazed window to rear.
<u>LOUNGE:</u>	5.35m x 4.05m (17'6 x 13'4) Two radiators, feature stone fireplace, coved ceiling. Dual aspect double glazed windows to side and rear. Double glazed French doors into rear garden.
<u>KITCHEN/DINER:</u>	4.10m x 3.05m (13'6 x 10'0) Range of gloss white base and eye level units, laminate worktop, tiled splashback, ceramic tiled floor, radiator, integrated fridge/freezer, built in stainless steel NEFF electric double oven and microwave, built in four ring NEFF gas hob and overhead extractor, integrated NEFF dishwasher, space for dining table, coved ceiling, stainless steel sink unit with chrome mixer tap. Dual aspect double glazed windows to side and rear.
<u>UTILITY ROOM:</u>	2.05m x 1.52m (6'8 x 5'0) Storage cupboard, extractor fan, sink unit, radiator, space for washing machine and tumble dryer. Door into rear garden.
<u>FAMILY ROOM:</u>	3.47m x 3.05m (11'4 x 10') Radiator, coved ceiling. Double glazed window to front.
<u>LANDING:</u>	4.22m x 1.20m (13'10 x 4') Hatch to part boarded loft space with folding ladder and light, airing cupboard. Doors into all bedrooms.

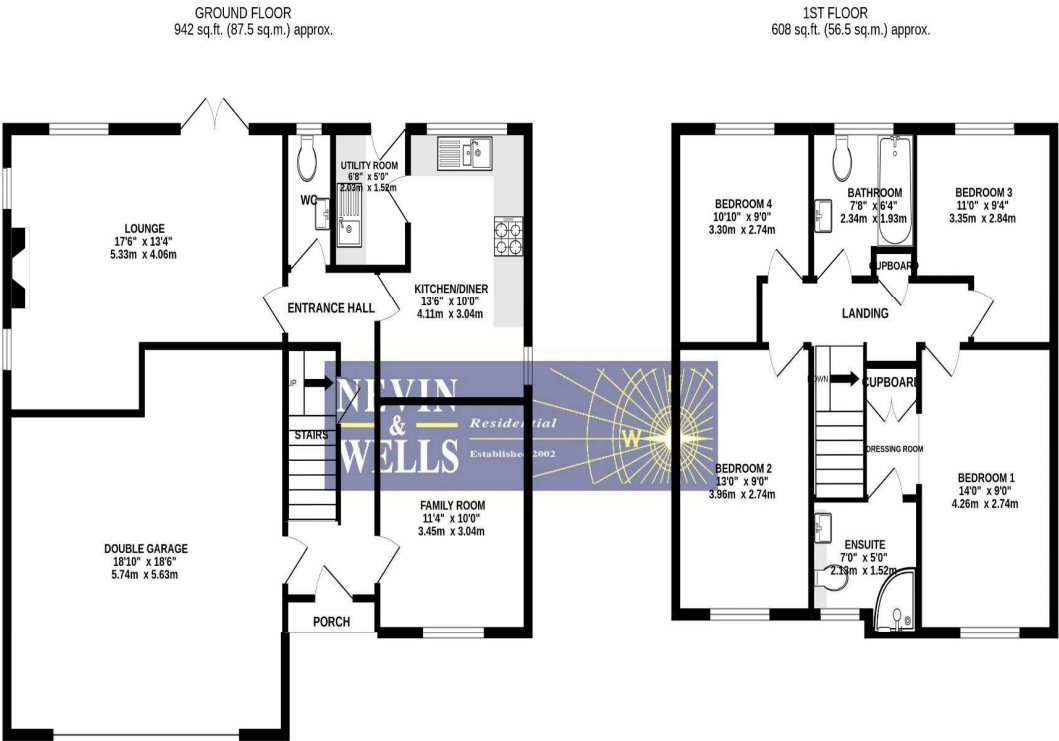
<u>BEDROOM ONE:</u>	4.27m x 2.74m (14' x 9') Radiator, coved ceiling, dressing area with double wardrobe. Double glazed window to front. Door into:
<u>EN-SUITE:</u>	2.13m x 1.52m (7' x 5') White suite comprising low level W.C, wash hand basin set into vanity unit, shower cubicle housing chrome mixer shower, part tiled walls, Travertine tiled floor, extractor fan, radiator. Frosted double glazed window to front.
<u>BEDROOM TWO:</u>	3.96m x 2.74m (13' x 9') Radiator, coved ceiling. Double glazed window to front.
<u>BEDROOM THREE:</u>	3.35m x 2.87m (11' x 9'4) Radiator, coved ceiling. Double glazed window to rear.
<u>BEDROOM FOUR:</u>	3.30m x 2.74m (10'10 x 9') Radiator, coved ceiling. Double glazed window to rear.
<u>BATHROOM:</u>	2.34m x 1.93m (7'8 x 6'4) Luxury white suite comprising low level W.C with concealed flush, wash hand basin, part tiled walls, Travertine tiled floor, extractor fan, panel bath with glass shower screen housing chrome mixer shower. Frosted double glazed window to rear.

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 40ft x 40ft (12.19m x 12.19m) A mature west facing garden with paved patio, lawn area, outside tap, various trees and shrubs, side access gate.
<u>FRONT GARDEN:</u>	Neatly kept with shrubs.
<u>DOUBLE GARAGE:</u>	5.74m x 5.63m (18'10 x 18'6) Integral double garage with light and power, access to gas boiler, access to meters, approached via private two car driveway.
<u>VIEWINGS:</u>	By appointment with the client's selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOORPLANS

EPC



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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17, Manor Park
STAINES-UPON-THAMES
TW18 4XE

Energy rating
D

Valid until
15 March 2025

Certificate number
0332-2846-7072-9295-2071

Property type
Detached house

Total floor area
119 square metres

Rules on letting this property

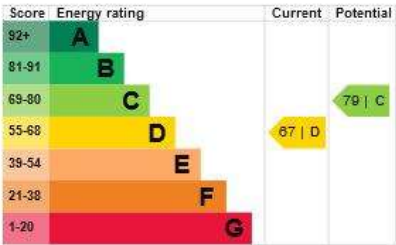
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

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

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



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

