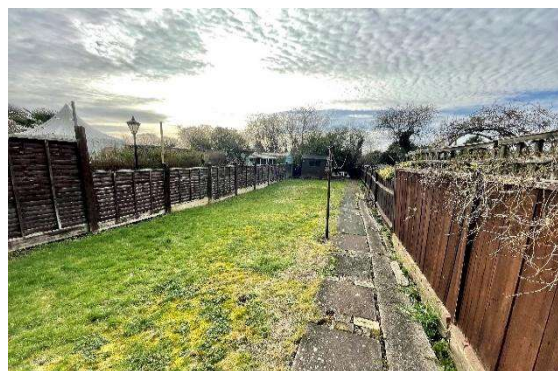




Wendover Road, Staines, TW18 3DE

£375,000 Freehold



In need of work and modernisation is this three bedroom Victorian semi-detached house. This property also offers two receptions, a 90ft rear garden backing onto a playing field and the huge bonus of off street parking. Located within ten minutes of Staines and five minutes of local schools. An ideal opportunity to buy a property that you can put your own mark on and extend (subject to planning permission) **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

Wendover Road, Staines, TW18 3DE

Front door into:

ENTRANCE HALLWAY:

Stairs to first floor and doors to:

LOUNGE:

3.75m x 3.35m (12'4 x 11') Fireplace and window to front.

DINING ROOM:

3.75m x 3.32m (12'4 x 10'11) Window to rear and door way to:

KITCHEN:

3.00m x 2.40m (9'10 x 7'11) Eye and base level units with rolled edge work surfaces, window to side and door to outside. Door to:

BATHROOM:

Panel enclosed bath, wash hand basin, separate W.C, shower and window to front.

BEDROOM ONE:

3.75m x 3.35m (12'4 x 11') Fireplace, over stair storage cupboard and window to front.

BEDROOM TWO:

3.75m x 3.32m (12'4 x 11') Fireplace and window to rear. Door to:

BEDROOM THREE:

3.00m x 2.40m (9'10 x 7'11) Window to rear.

REAR:

Approximately 90ft. Backing onto playing field, paved patio, mainly laid to lawn with side access gate.

PARKING:

Parking for two vehicles.

FLOOR PLAN



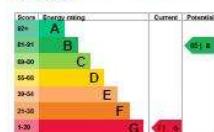
EPC

Energy performance certificate (EPC)		
21 Wendover Road, Staines, TW18 3DE	Energy rating: G	Valid until: 3 February 2028 Certificate number: 2906-2027-6230-2107-4166
Property type	Semi-detached house	
Total floor area	81 square metres	
Rules on letting this property		
! You may not be able to let this property		
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance on exemptions on the regulations and exemptions page: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/474092/energy-guidance-letting-property.pdf		
Properties can be let if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.		

Energy efficiency rating for this property

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

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

COUNCIL TAX BAND: D - Runnymede Borough Council

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