

# NEVIN & WELLS

*Distinctive Homes*

Established 2002



Acacia Road, Staines Upon Thames, TW18 1BY

£850,000 Freehold





## Acacia Road, Staines upon Thames, Middlesex, TW18 1BY

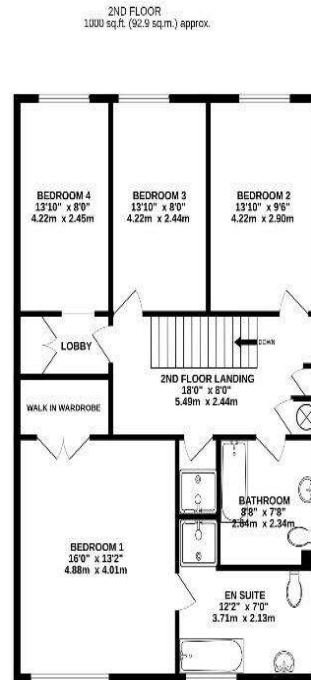
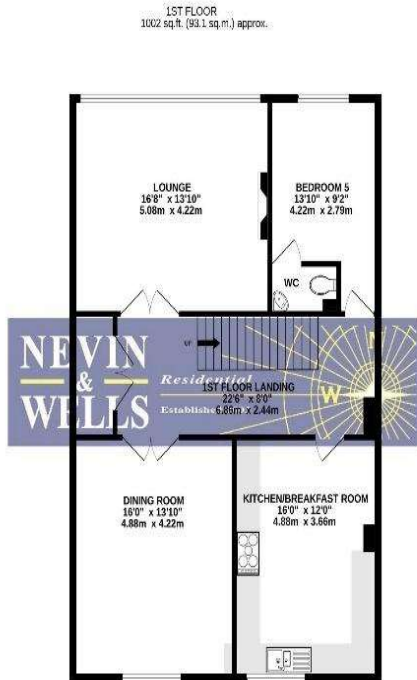
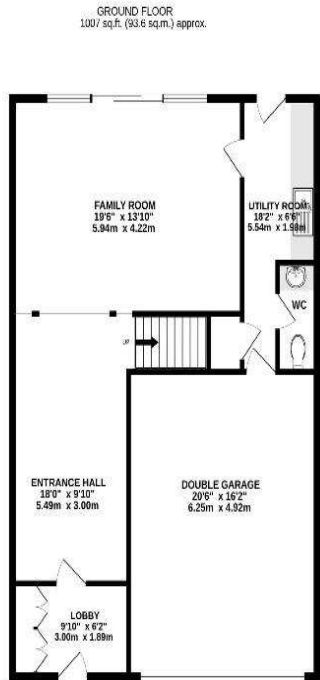
Properties in the South West London corridor with 3000sqft (280sqm) are literally 'twice the price', we are therefore delighted to offer this excellent value 'chain free' Neo-Georgian style townhouse, situated in one of Staines Upon Thames most desirable, tree-lined roads. Built by Messrs Philips & White, a highly respected builder within the area, this versatile family home offers five double bedrooms, three reception rooms, kitchen/breakfast room, two bathrooms, utility room, huge hall, two cloakrooms and double integral garage. Town centre convenience is on your doorstep and the mainline station to London Waterloo (37 minutes) is a short walk away. There is also the potential for extension and garage conversion into a 'granny annexe' with a private garden (STPP). To the rear, there is a beautiful landscaped garden of 82ft x 32ft (25.00m x 9.75m), meticulously kept and offering an abundance of mature shrubs, flowers and trees and to the front, there is a long private drive with ample parking. We feel this unique package will suit those families looking for the flexibility of working from home and also commuting by train. Local schools (both private and state) and the new leisure centre are within a few minutes' walk. The River Ash is at the end of the garden, with the scenic greenbelt land of Staines Common beyond. This amazing property allows the feeling of being quietly tucked away in the countryside, whilst benefitting from a very central location. It is our considered opinion that quality homes of this type and size are rarely available.

<b><u>CANOPY PORCH</u></b>	Timber pillars, courtesy light. Hardwood front door into:-
<b><u>ENCLOSED LOBBY</u></b>	9'10" x 6'2" (3.00m x 1.89m) Ceramic tiled floor, coat cupboard. Glazed internal door into:-
<b><u>ENTRANCE HALL</u></b>	18' x 9'10" (5.49m x 3.00m) Radiator, Oak flooring, dado rail, coved ceiling, stairs to first floor, feature pillars. Open plan into:-
<b><u>FAMILY ROOM</u></b>	19'6" x 13'10" (5.94m x 4.22m) Radiator, Oak flooring, dado rail, coved ceiling, feature display fire surround. Sliding double glazed door into rear garden. Internal door into:-
<b><u>UTILITY ROOM</u></b>	18'2" x 6'6" (5.54m x 1.98m) <b>maximum</b> Radiator, ceramic tiled floor, storage cupboard with light, space for washing machine and tumble drier, base and eye level units, sink unit. Double glazed door into rear garden. Internal door into double garage.
<b><u>CLOAKROOM</u></b>	In white with low level WC, wash hand basin set into vanity unit, ceramic tiled floor, extractor fan.
<b><u>FIRST FLOOR LANDING</u></b>	22'6 x 8' (6.84m x 2.43m) Radiator, coved ceiling, built in storage cupboard, stairs to second floor landing.
<b><u>BEDROOM 5</u></b>	14' x 9'2" (4.28m x 2.80m) Radiator, coved ceiling, en-suite cloakroom. Double glazed window to rear.
<b><u>LOUNGE</u></b>	16'8" x 13'10" (5.07m x 4.22m) Radiator, coved ceiling, feature display fire surround. Double glazed windows to rear.
<b><u>DINING ROOM</u></b>	16' x 13'10" (4.87m x 4.22m) Radiator, coved ceiling. Double glazed window to front.

<b><u>KITCHEN/BREAKFAST ROOM</u></b>	16' x 12' (4.87m x 3.66m) Extensive range of gloss cream base and eye level units, marble effect worktops, tile effect floor, electric double oven and combination microwave, extractor hood, induction hob, concealed lighting, integrated fridge/freezer, integrated dishwasher, one and a half bowl stainless steel single drainer sink unit with chrome mixer tap. Double glazed window to front.
<b><u>LANDING</u></b>	18' x 8' (5.48m x 2.44m) Hatch to loft space, storage cupboard, airing cupboard housing hot water cylinder, coved ceiling.
<b><u>SHOWER</u></b>	Shower off landing with large cubicle housing chrome mixer shower
<b><u>BEDROOM ONE</u></b>	16' x 13'2" (4.87m x 4.02m) Radiator, coved ceiling, walk in wardrobe with light. Double glazed window to rear. Internal door into:-
<b><u>EN-SUITE BATHROOM</u></b>	12'2" x 7' (3.71m x 2.12m) In white with low level WC, wash hand basin, panelled bath with chrome mixer tap, enclosed shower cubicle housing chrome mixer shower, chrome radiator, part tiled walls. Double glazed window to front.
<b><u>BEDROOM TWO</u></b>	13'10" x 9'6" (4.21m x 2.91m) Radiator, coved ceiling. Double glazed window to rear.
<b><u>BEDROOM THREE</u></b>	18'2" x 8' (5.53m x 2.44m) Radiator, coved ceiling, built in double wardrobe. Double glazed window to rear.
<b><u>BEDROOM FOUR</u></b>	13'10" x 8' (4.21m x 2.44m) Radiator, coved ceiling. Double glazed window to rear.
<b><u>BATHROOM</u></b>	8'8" x 7'8" (2.63m x 2.33m) In white with low level WC, wash hand basin, panelled bath with chrome mixer tap, chrome radiator, part tiled walls, extractor fan.
<b><u>REAR GARDEN:</u></b>	82' x 32' (25m x 9.75m) Beautifully landscaped and mature garden with shaped lawn, covered seating, outside tap, timber pergola, rear patio and circular patio by the River Ash, various flowers and shrubs, courtesy lights, shared side access gate.
<b><u>DOUBLE GARAGE</u></b>	23'2" x 15' (7.07m x 4.57m) Light, power and electric roller shutter door. Approached via long private drive.
<b><u>FRONT GARDEN</u></b>	Neatly landscaped with lawn and inset shrubs.
<b><u>COUNCIL TAX</u></b>	G - Spelthorne Borough Council
<b><u>VIEWINGS</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>

# FLOOR PLAN

# EPC



**TOTAL FLOOR AREA: 3009 sq.ft. (279.6 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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Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

4 Acacia Road  
STAINES-UPON-THAMES  
TW18 1BY

Energy rating  
**C**

Valid until  
10 October 2033

Certificate number  
9380-2425-1300-2007-6185

Property type: Mid terrace house  
Total floor area: 240 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 current energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.  
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.  
For properties in England and Wales:  
• the average energy rating is D  
• the average energy score is 60



