

# NEVIN & WELLS

*Distinctive Homes*

Established 2002



**Wendover Road, Staines, Middlesex, TW18 3DD**

**£875,000 F/H**



## Wendover Road, Staines-upon-Thames, Middlesex, TW18 3DD

A rarely available and exquisitely presented detached Victorian residence. The current owners have renovated this beautiful home to a very high standards and specification and must be seen to be truly appreciated. The versatile accommodation comprises entrance hall, stunning fitted kitchen/breakfast room, three/four reception rooms, four/five bedrooms, two luxury bathrooms, one being en-suite, downstairs WC and a beautifully created, tastefully landscaped south facing 100ft rear garden. Further benefits include off street parking and no onward chain.

Original stained glass Victorian front door and windows leadings to:-

### ENTRANCE HALLWAY:

Stairs to first floor, under stairs storage cupboard, additional storage cupboard, radiator, dado rail and doors to all rooms.

### SITTING/DRAWING ROOM:

Revoke, picture rail, revoke storage cupboard, cast iron open fireplace with wooden surround, mantle and granite hearth, radiators, newly fitted carpet, front aspect sash windows with bespoke fitted shutters and rear aspect bay sash windows French doors to conservatory.

### LOUNGE:

Picture rail, under stairs storage cupboard, feature coal effect gas fireplace with wooden surround mantle and granite hearth, radiator, newly fitted carpet and front aspect sash bay window with bespoke fitted shutter blinds.

### RECENTLY FITTED DOWNSTAIRS CLOAKROOM:

Low level W.C, wall mounted wash hand basin, extractor fan and timber clad all round, dado and feature timber cladding.

### HIGH SPECIFICATION FITTED KITCHEN/BREAKFAST ROOM:

Glazed vaulted ceiling, storage cupboard/pantry, built in storage cupboard housing washing machine and tumble dryer, radiator, wood effect Karndean flooring, side aspect double glazed sash window and side aspect stable door on to patio.

### DINING AREA:

Glazed vaulted ceiling, storage cupboard/pantry, built in storage cupboard housing washing machine and tumble dryer, radiator, tiled flooring, side aspect double glazed sash window and side aspect door on to patio.

### GARDEN ROOM:

Glazed vaulted ceiling, built in storage cupboards, wood effect Karndean flooring and rear aspect anthracite bi-folding door to patio.

### GUEST BEDROOM:

Glazed vaulted ceiling, fitted wardrobes, radiator, Karndean wood effect flooring, side aspect sash window and rear aspect French doors on to patio.

### RECENTLY FITTED EN-SUITE:

White four-piece suite comprising tiled enclosed bath, low level W.C, vanity enclosed wash hand basin, under floor heating, heated towel rail, separate shower cubicle with power shower, extractor fan, tiled all round and wood effect Karndean flooring.

### FIRST FLOOR LANDING:

Access to loft, airing/storage cupboard, fitted carpet, rear aspect sash window and doors to all rooms.

### BEDROOM ONE:

Picture rail, built in wardrobes, radiator, front and rear aspect sash windows with bespoke shutter blinds.

### BEDROOM TWO:

Picture rail, built in wardrobes, radiator and front aspect sash window.

### BEDROOM THREE/STUDY:

Radiator, fitted carpet and door to.

### BEDROOM FOUR:

Radiator, fitted carpet and rear aspect sash window.

### NEWLY INSTALLED FAMILY SHOWER ROOM:

Comprises walk in double shower cubicle with power shower, fully tiled walls, tiled flooring, under floor heating, concealed low level WC, vanity enclosed wash hand basin. Front aspect opaque sash window

## OUTSIDE

### LANDSCAPED REAR GARDEN:

(Approximately 100ft x 60ft South Facing) Beautifully landscaped comprising of patio area with well established raised flower bed walls, additional patio area with pergola, lawn areas, well established, flower shrub and tree borders, numerous trees, large timber framed workshop/shed, all enclosed by panel fencing, external tap and side courtyard area.

### PARKING:

Off street parking for two vehicles.

### FRONT GARDEN:

Flower, shrub and tree borders, enclosed by brick walling and tiled pathway to main entrance.

### COUNCIL TAX BAND:

G - Runnymede Borough Council

### VIEWINGS:

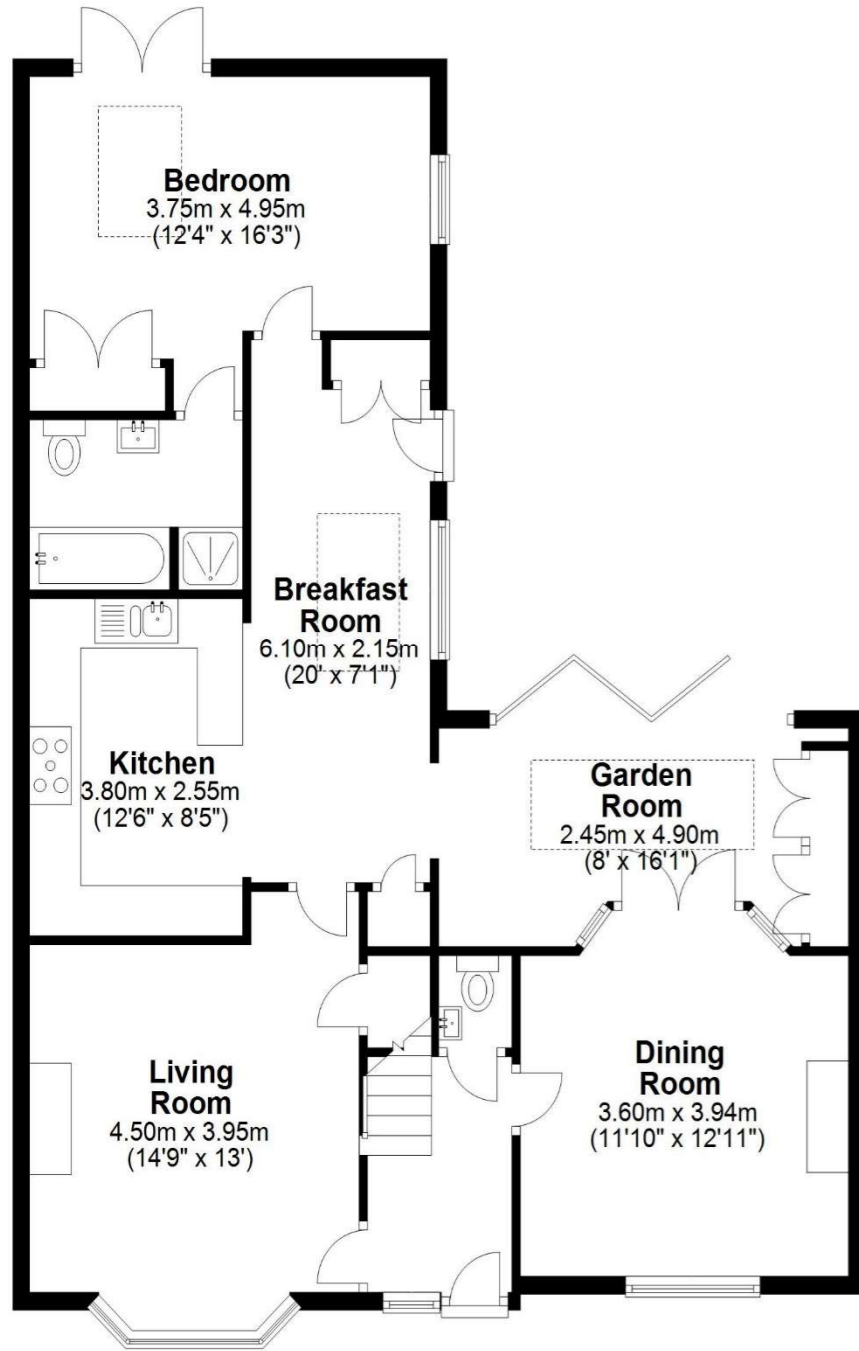
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



## FLOORPLAN

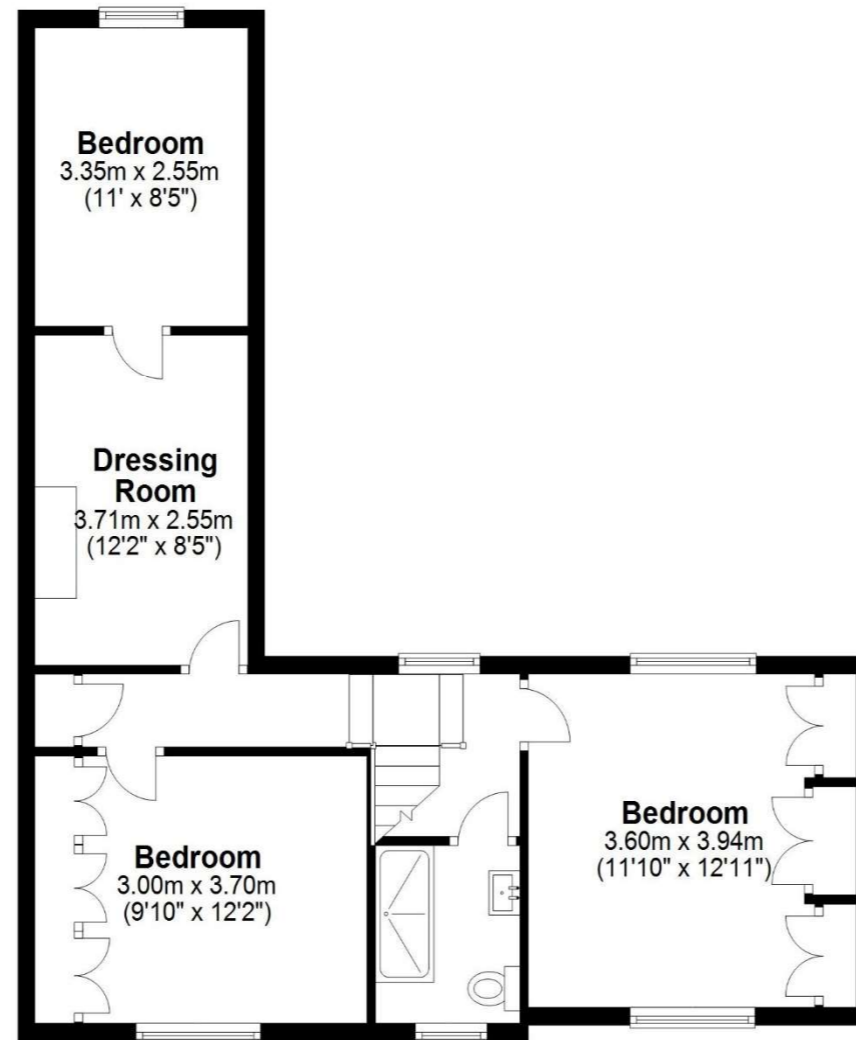
### Ground Floor

Approx. 97.2 sq. metres (1045.9 sq. feet)



### First Floor

Approx. 55.0 sq. metres (592.1 sq. feet)



Total area: approx. 152.2 sq. metres (1638.1 sq. feet)

## EPC

78 Wendover Road STAINES-UPON-THAMES TW18 3DD		Energy rating <b>D</b>
Valid until <b>4 December 2034</b>	Certificate number <b>1234-1222-4109-0565-6206</b>	
Property type	Detached house	
Total floor area	177 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



