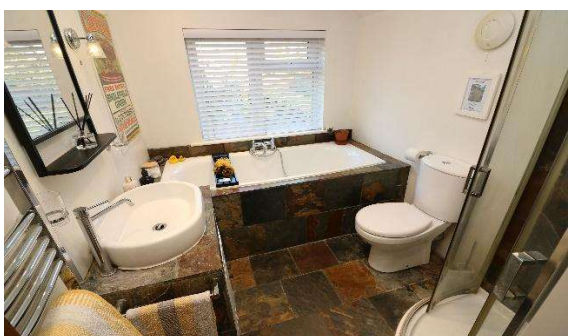




Wendover Road, Staines, Middlesex, TW18 3DF

£425,000 F/H



A superbly presented two bedroom Victorian home, offering both character and charm. This property benefits from two reception rooms, separate study, luxury first floor bathroom, Oak effect fitted kitchen, fitted solid oak doors in kitchen, feature fireplace and full double glazing. Externally, there is a 120ft (36.58m) rear garden. Access to local schools and shops is within a few minutes walk and Staines High Street is a 10 minute walk.

Wendover Road, Staines-upon-Thames, Middlesex, TW18 3DF

Door to side of property into:-

LOUNGE:

Vertical radiator, built in storage and display shelving, padded window seat. Double glazed bay window to front with custom plantation shutters and further storage.

DINING ROOM:

Vertical radiator, feature fireplace with oak surround, solid oak flooring, under stairs cupboard. Double glazed window to side.

KITCHEN:

Solid oak shaker style units, marble effect work tops, integral fridge/freezer, larder cupboard, ceramic tiled floor, built in electric double oven and four ring gas hob, extractor hood. One and a half bowl single drainer ceramic sink with chrome mixer tap. Solid Oak doors. Double glazed window to rear. Vaulted ceiling with two double glazed Velux windows. Doorway into: -

FAMILY ROOM:

Storage cupboard with space for appliances, ceramic tiled floor, part panelled walls. Double glazed window to side, double glazed doors to rear garden, ceiling lantern.

LANDING:

Doors into bedrooms and bathroom, hatch to loft space.

BEDROOM ONE:

Radiator, coved ceiling, built in wardrobe, storage cupboard. Double glazed window to front with custom plantation shutter.

BEDROOM TWO:

Vertical radiator, solid oak flooring, dado rail. Double glazed window to rear and side. Vaulted ceiling with double glazed Velux window.

BATHROOM:

Luxury white suite comprising WC, wash hand basin set into tiled vanity unit, glass shower cubicle housing chrome mixer shower, bath inset in tiled surround, natural slate flooring. Double glazed window to rear with fitted blind.

OUTSIDE

REAR GARDEN:

Approximately 120ft (36.58m). Seating area with limestone shingle, central circular patio, vegetable garden, outside tap, power supply to full length of garden, timber shed, mature planting, side gate.

FRONT GARDEN:

Laid to peashingle.

COUNCIL TAX BAND:

D - Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

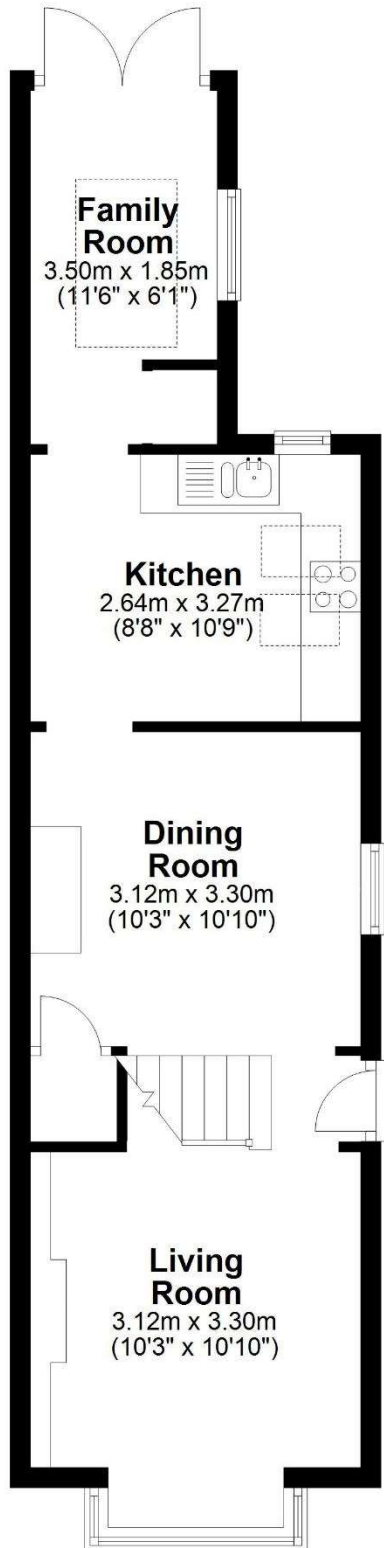


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FLOORPLAN

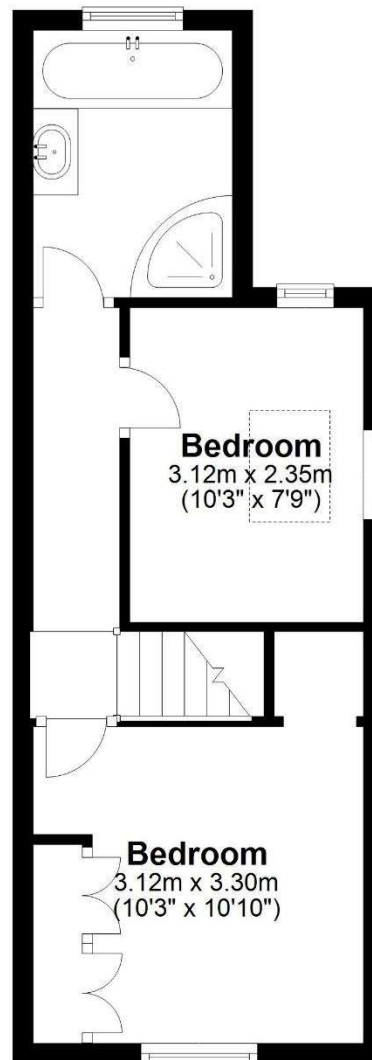
Ground Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.7 sq. feet)



Total area: approx. 69.6 sq. metres (749.0 sq. feet)

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

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EPC

199 Wendover Road STAINES-UPON-THAMES TW18 3DF		Energy rating D
Valid until 28 November 2034	Certificate number 3234-2629-2409-0341-4226	

Property type Semi-detached house

Total floor area 63 square metres

Rules on letting this property

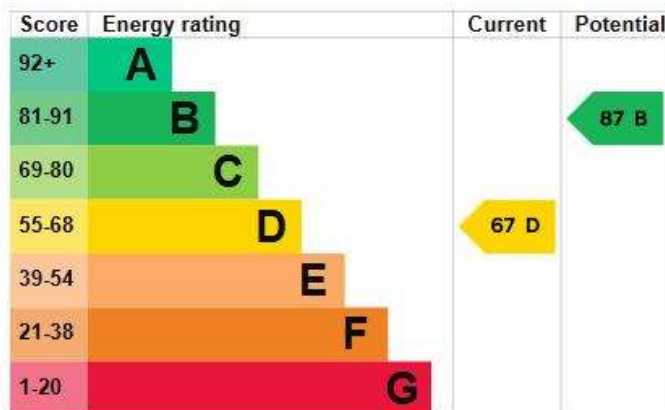
Properties can be let if they have an energy rating from A to E.

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](#).



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