



Wendover Road, Staines-upon-Thames, TW18 3DF £440,000 F/H



A superbly presented Victorian home, situated in a convenient location, close to local schools and shops. Benefits include fitted grey kitchen, luxury ground floor bathroom, three double bedrooms and two reception rooms. Externally, there is a 120ft (36.55m) rear garden and parking to front for one car. Access to mainline station, High Street and parks is close at hand

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

Double glazed door to side of property into: -

LOBBY:

Stairs to first floor.

LOUNGE:

Radiator, engineered oak flooring, feature real flame effect electric fire, under stairs storage recess, electric meter cupboard. Double glazed bay window to front.

DINING ROOM:

Radiator, dark oak effect flooring. Double glazed window to rear. Open plan into: -

KITCHEN:

Range of grey base and eye level units, laminated work tops, ceramic tiled floor, part tiled walls, cupboard housing Vaillant gas boiler, integrated dishwasher, integrated washing machine, larder cupboard, built in cooking range with electric double oven and six ring Halogen hob, stainless steel extractor hood. One and a half bowl stainless steel sink unit with chrome mixer tap. Double glazed window to side.

REAR LOBBY:

Radiator, ceramic tiled floor. Door into rear garden.

BATHROOM:

Luxury white suite comprising low level WC, wash hand basin set into vanity unit, tiled panel bath with chrome mixer tap, ladder radiator, fully tiled walls, shower cubicle housing chrome mixer shower, extractor fan. Frosted double glazed window to rear.

LANDING:

Hatch to loft space with folding ladder.

BEDROOM ONE:

Radiator, built in wardrobe unit. Double glazed window to front.

BEDROOM TWO:

Radiator, over stairs cupboard. Double glazed window to rear.

BEDROOM THREE:

Radiator, airing cupboard housing hot water cylinder. Double glazed window to rear.

OUTSIDE

REAR GARDEN:

Approximately 120ft (36.55m). A mature garden with detached summer house, timber pergola, two storage sheds, outside tap and side access gate.

COUNCIL TAX BAND:

D - Runnymede Borough Council

VIEWINGS:

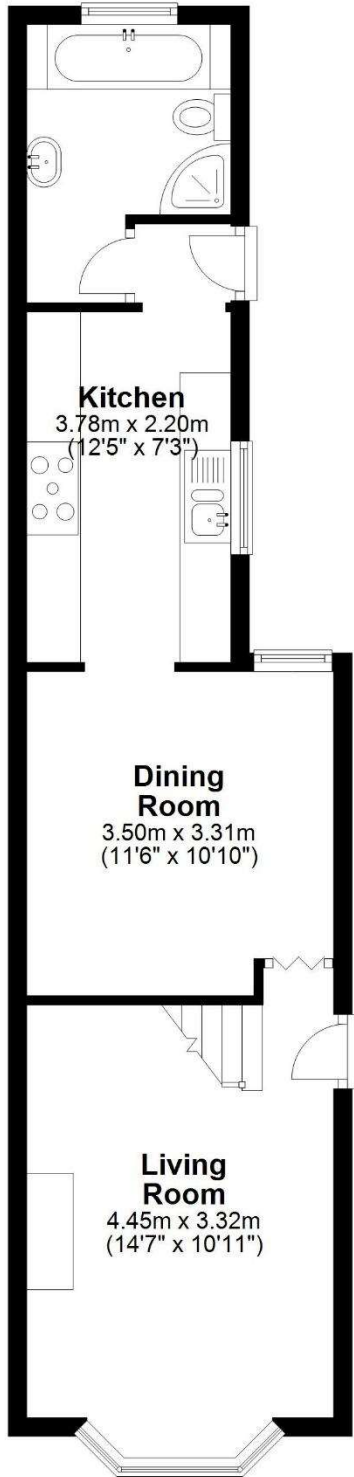
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



FLOORPLAN

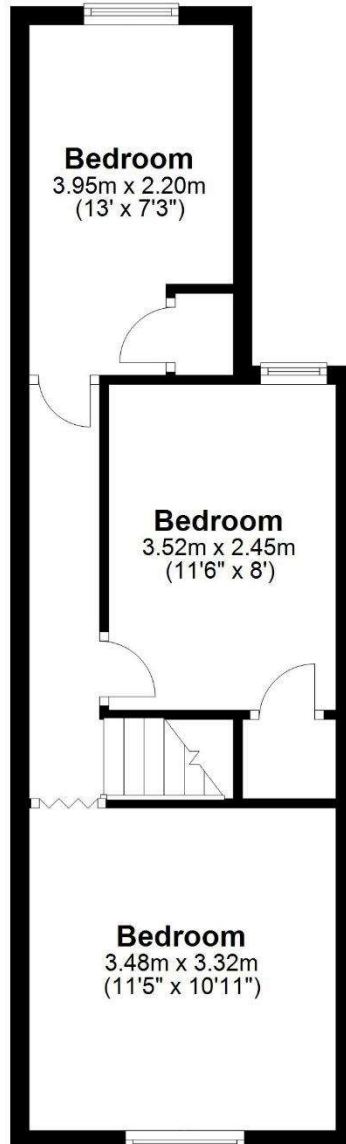
Ground Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



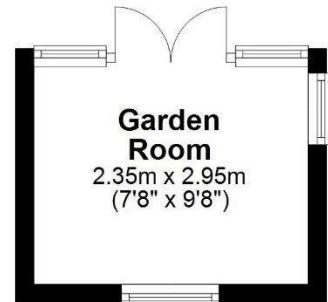
First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Garden Room

Approx. 6.9 sq. metres (74.5 sq. feet)



Total area: approx. 84.9 sq. metres (913.6 sq. feet)

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

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EPC

184 Wendover Road STAINES-UPON-THAMES TW18 3DF		Energy rating D
Valid until 15 January 2035	Certificate number 5500-5769-0622-0493-3953	

Property type	Semi-detached house
Total floor area	71 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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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