

Wendover Road, Staines, TW18 3DQ

£470,000 F/H



Situated within a five minute walk of local schools and shops, a detached character villa with three double bedrooms, two reception rooms and large kitchen/breakfast room. This spacious home also offers gas central heating, part double glazing, feature fireplace, 44ft (13.33m) rear garden and private two car driveway. Access to Staines Upon Thames High Street and Sainsbury's superstore, Aldi, The Range and Wicks are within a ten minute walk and the M25 is a few minutes drive.

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Door to side of property into:-

LOBBY:

Stairs to first floor.

LOUNGE:

Radiator, picture rail, coved cornice ceiling, feature cast iron fireplace housing real flame gas fire, dado rail. Double glazed window to front.

DINING ROOM:

Radiator, picture rail, coved cornice ceiling, under stairs cupboard with window. Window to side, double glazed window to rear. Door into:-

**KITCHEN /
BREAKFAST ROOM:**

Range of Oatmeal colour base and eye level units, laminate work surfaces, ceramic tiled floor, part tiled walls, wall mounted gas boiler. Space for cooker, washing machine tumble dryer, fridge / freezer and breakfast table. Radiator, stainless steel single bowl single drainer sink with chrome mixer tap. Dual aspect windows to side, door into garden. Double glazed sliding patio door into rear garden.

LANDING:

Radiator, doors into all rooms. Double glazed window to side.

BEDROOM ONE:

Radiator, picture rail, en-suite shower cubicle. Two windows to front.

BEDROOM TWO:

Radiator, built-in double wardrobe, picture rail, hatch to loft space. Double glazed window to rear.

BEDROOM THREE:

Radiator. Window to rear.

BATHROOM:

White suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap, fully tiled walls, airing cupboard. Frosted double glazed window to side.

OUTSIDE

REAR GARDEN:

13.33m (44ft) Paved patio, lawn, timber shed, outside tap, various trees and shrubs, side access gate.

DRIVEWAY:

Private two car driveway.

FRONT GARDEN:

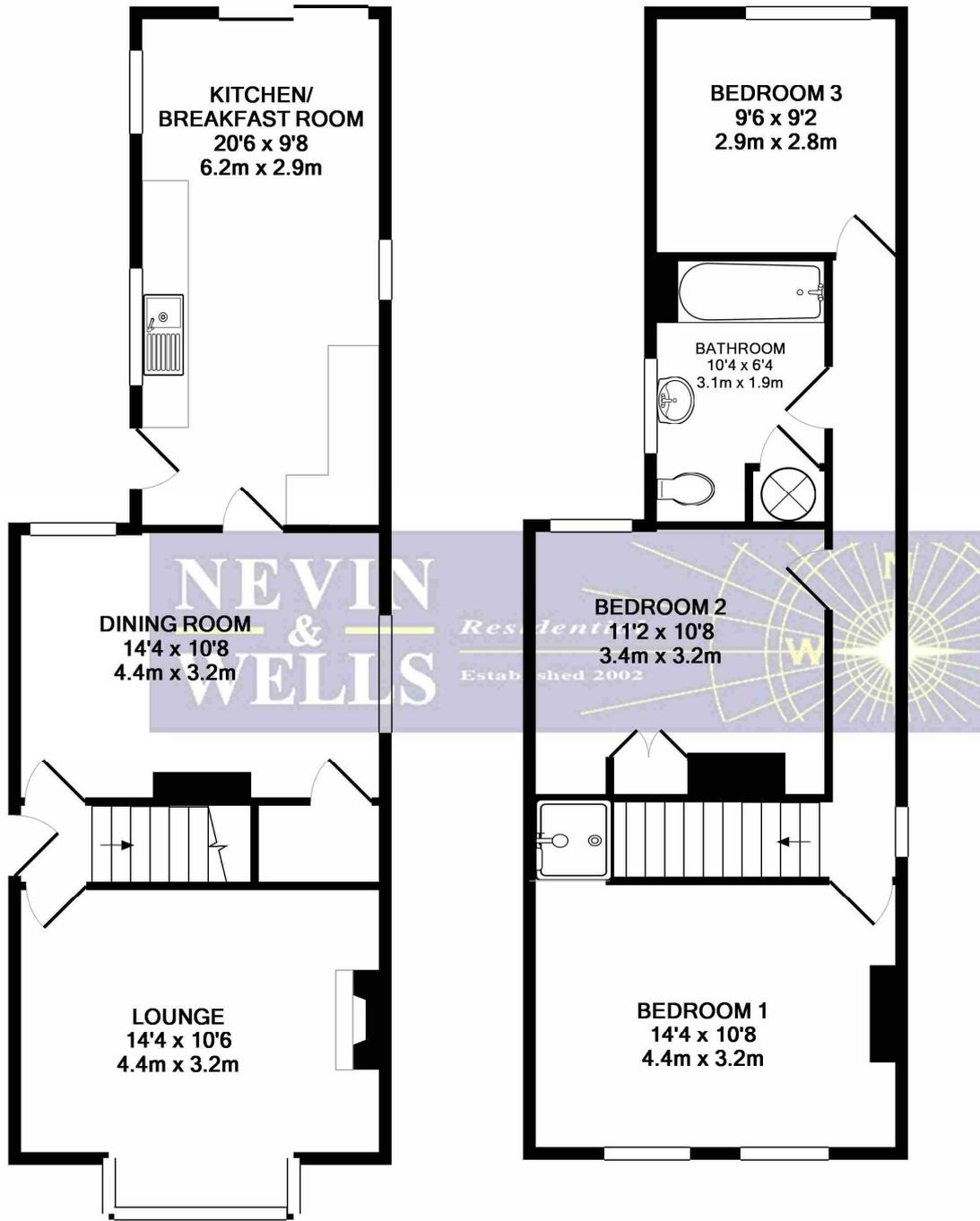
Lawn and fence to front

VIEWINGS:

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



FLOOR PLAN



1ST FLOOR

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

159, Wendover Road STAINES-UPON-THAMES TW18 3DQ		Energy rating E
Valid until 17 January 2027	Certificate number 9488-6010-7289-1563-0924	

Property type	Detached house
Total floor area	106 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 E. 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		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		