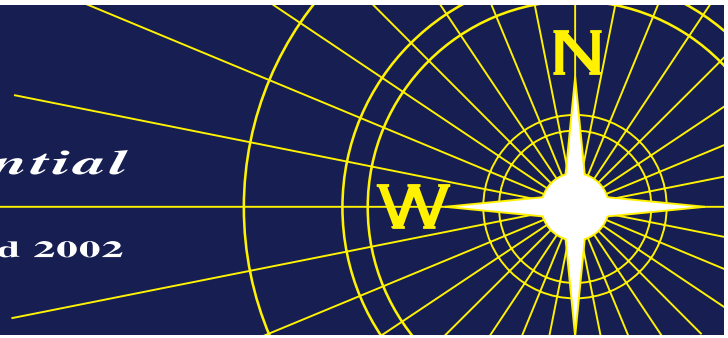


NEVIN & WELLS

Residential

Established 2002



Wendover Road, Staines, Middx, TW18 3DE £475,000 Freehold



A beautifully presented Victorian home, offering a high quality finish both internally and externally. Benefits include original feature fireplaces and panel doors, two reception rooms, kitchen/breakfast room, three spacious bedrooms and luxury white bathroom. The 100ft (30.48m) landscaped garden is exceptional and overlooks a field beyond. Access to local schools and shops is within a ten minute walk and access to Staines upon Thames High Street is close by.

Wendover Road, Staines upon Thames, Middlesex, TW18 3DE

Double glazed door to side of property into:

LOBBY: Doors into lounge and family room. Stairs to first floor.

LOUNGE: 3.96m x 3.35m (13' x 11') Radiator, coved ceiling, built in library shelving, feature cast iron fireplace with tiled inlay. Double glazed sash section bay window to front.

FAMILY ROOM: 3.50m x 3.35m (11'6 x 11') Radiator, feature cast iron fireplace, under stair cupboard. Double glazed window to side. Door to:

**KITCHEN/
BREAKFAST
ROOM:** 4.05m x 3.95m (13'3 x 12'11) Range of shaker style base and eye level units, charcoal grey laminate worktops, integrated dishwasher, integrated washing machine and integrated freezer, concealed lighting, space for tumble dryer, integrated fridge/freezer, integrated cooking range, stainless steel extractor hood, sink unit, oak effect flooring. Dual aspect double glazed windows to front and rear. Opening into:

LOBBY: Double glazed door into rear garden. Door into:

BATHROOM: 2.49m x 2.13m (8'2 x 7'0) Victoriana white suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome taps and chrome mixer shower over, fitted glass shower screen, fitted cupboard and mirrored cupboard above wash basin with light, fully tiled walls, chrome radiator, extractor fan. Frosted double glazed widow to rear.

LANDING: Doors into bedroom one and two, hatch to loft space.

BEDROOM ONE: 3.45m x 3.35m (11'4 x 11'0) Radiator, feature cast iron fireplace. Sash, double glazed window to front.

BEDROOM TWO: 3.50m x 3.35m (11'6x 11) Radiator, feature cast iron fireplace, over stair cupboard. Double glazed window to rear. Door into:

**BEDROOM
THREE:** 3.95m x 2.15m (12'11 x 7'1) Radiator, feature cast iron fireplace. Double glazed window to rear.

OUTSIDE

REAR GARDEN: 30.48m (100ft) A beautifully landscaped garden with many varied trees, shrubs and flowers. Southerly aspect, backing on to a field.

DRIVEWAY: Private drive to front with space for a large car.

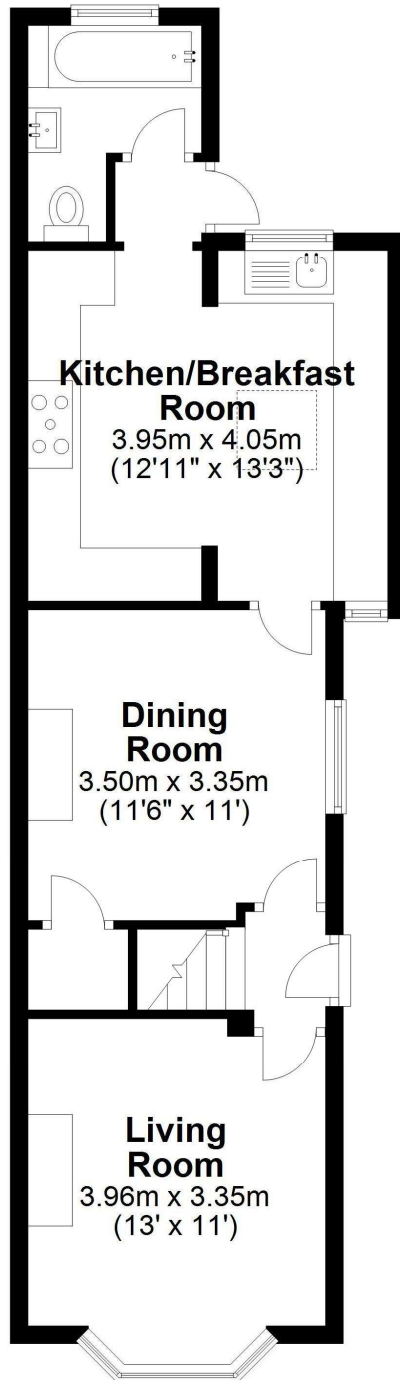
VIEWINGS: By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk

Wendover Road, Staines upon Thames, Middlesex, TW18 3DE

FLOORPLAN

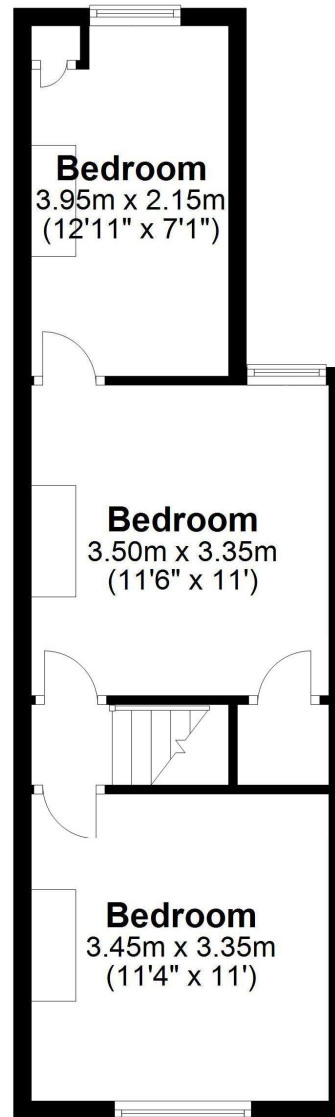
Ground Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 84.2 sq. metres (905.9 sq. feet)

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

Wendover Road, Staines upon Thames, Middlesex, TW18 3DE

EPC

35 Wendover Road STAINES-UPON-THAMES TW18 3DE	Energy rating D
Valid until 14 February 2032	Certificate number 9252-1006-6202-0152-1204

Property type	Semi-detached house
Total floor area	85 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		33 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.