



Edgell Road, Staines, Middx, TW19 3ES £390,000 Freehold



A lovely terraced Victorian cottage, situated minutes from mainline station (Waterloo 38 minutes) and offering NO ONWARD CHAIN. This character home offers two double bedrooms, two reception rooms, modern white kitchen, Victoriana style bathroom, 70ft (21.34m) rear garden and feature open chimneys. Access to local shops, High Street and The River Thames is close at hand.

**Edgell Road, Staines upon Thames , Middx, TW18 2ES**

Hardwood front door with courtesy light to side, leading into:

**LOUNGE:** 3.49m x 3.14m (11'6 x 10'4) Radiator, open chimney, coved ceiling. Double glazed bay window to front. Door into:

**LOBBY:** Stripped pine internal doors, under stair storage cupboard.

**DINING ROOM:** 3.49m x 3.14m (11'6x 10'4) Radiator, open chimney, coved ceiling, stairs to first floor. Double glazed window to rear. Doorway leading into:

**KITCHEN:** 2.65m x 1.88m (8'8 x 6'2) Range of white base and eye level units with timber effect trim, birch effect floor, tiled splash back, fitted gas cooker and fridge freezer, extractor filter, laminate worktops. Stainless steel one and half bowl sink unit with chrome mixer tap. Double glazed window to side. Doorway leading into:

**REAR LOBBY:** Wall mounted gas combi boiler, storage cupboard, fitted washing machine. Double glazed door into garden. Door into:

**BATHROOM:** 2.65m x 2.03m (8'8 x 6'8) Victoriana style white suite comprising low level W.C, pedestal wash hand basin, freestanding claw foot bath, part tiled walls, radiator, ceramic tiled floor, glass shower cubicle housing chrome mixer shower. Dual aspect double glazed windows to side and rear.

**LANDING:** Stripped pine doors into bedrooms one and two, hatch to loft space.

**BEDROOM ONE:** 3.49m x 3.14m (11'6 x 10'4) Radiator, storage cupboard. Double glazed window to front.

**BEDROOM TWO:** 3.49m x 3.16m (11'6 x 10'4) Radiator, storage cupboard. Double glazed window to rear.

**OUTSIDE**

**REAR GARDEN:** 21.34m (70ft) Patio, lawn area, outside tap, storage shed.

**FRONT GARDEN:** Small garden with shrubs and dwarf brick wall.

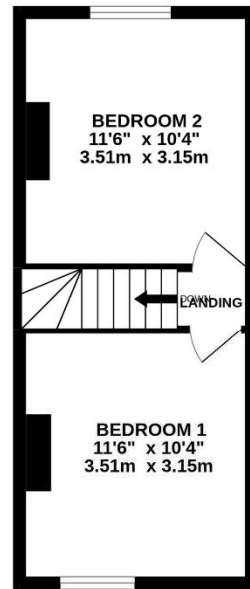
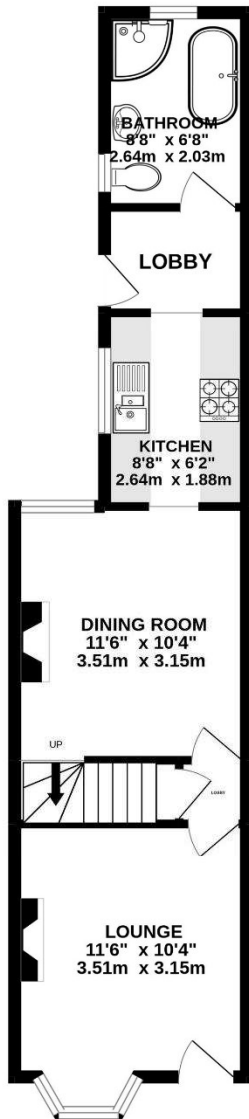
**VIEWINGS:** By appointment with Nevin & Wells Residential 01784 437437.  
For more pictures, visit our website [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

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FLOORPLAN

GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Energy performance certificate (EPC)		
56 Edgell Road STAINES-UPON-THAMES TW18 2ES	Energy rating <b>D</b>	Valid until: 6 April 2032 Certificate number: 3102-3324-2000-0093-3202
Property type	Mid-terrace house	
Total floor area	63 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**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.](#)

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.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

