



New Road, Staines, Middlessex, TW18 3DJ £550,000 Freehold



Situated in a no through road is this double fronted Victorian detached residence with character. On the first floor are three bedrooms and a cloakroom, whilst downstairs boasts two receptions, kitchen, four piece bathroom and a conservatory. The 100ft garden has been lovingly maintained and also has a timber cabin/office to the rear. Internal viewings strongly recommended.

New Road, Staines upon Thames, Middlesex, TW18 3DJ

Double glazed front door into:

**ENTRANCE
HALLWAY:**

Under stair storage cupboard and doors to:

LOUNGE:

6.02m x 3.18m (19'9 x 10'5) Wood effect laminate flooring, feature fireplace with coal effect fire and surround, dado rail, radiator. Double glazed bay window to front, open plan to kitchen.

DINING ROOM:

3.84m x 3.35m (12'7 x 11') Wood effect laminate flooring, dado rail, double glazed bay window to front with radiator below and doorway to:

KITCHEN:

4.54m x 2.18m (14'11 x 7'2) Eye and base level units with rolled edge work surfaces, single bowl butler sink with mixer tap, space for appliances, built in oven, four ring halogen hob with extractor over, part tiled walls, fully tiled floor. Double glazed window to rear and door to:

**FOUR PIECE
BATHROOM:**

Panel enclosed bath with mixer tap and shower attachment, low level W.C, wall mounted wash hand basin with mixer tap, fully tiled floor, heated towel rail, double aspect double glazed windows and corner walk in shower.

LANDING:

Hatch to loft and doors to:

BEDROOM ONE:

3.49m x 3.33m (11'5 x 10'11) Built in corner wardrobes, radiator and double glazed window to front.

BEDROOM TWO:

3.68m x 2.42m (12'1 x 7'11) Coved, radiator and double glazed window to front.

BEDROOM THREE:

3.49m x 2.47m (11'5 x 8'1) Radiator, built in wardrobes and double glazed window to rear.

W.C:

Low level W.C, wall mounted wash hand basin and extractor fan.

OUTSIDE

REAR GARDEN:

100ft. Mainly laid to lawn, beautifully maintained flower and shrub borders, paved patio area, raised patio area to rear with large timber office/cabin, which also has light and power. Fully enclosed.

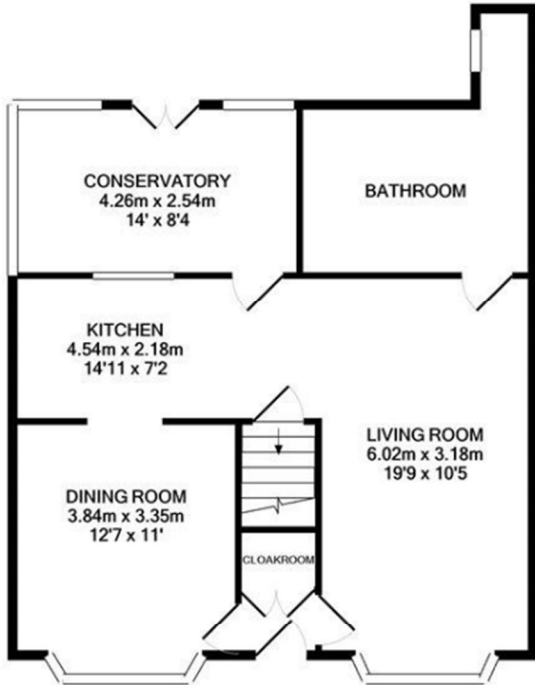
**COUNCIL TAX
BAND:**

E

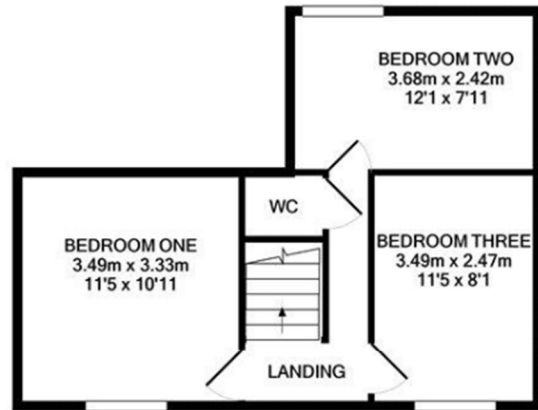
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 66.0 SQ.M.
(710 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.8 SQ.M.
(385 SQ.FT.)

TOTAL APPROX. FLOOR AREA 101.8 SQ.M. (1096 SQ.FT.)

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

23 New Road STAINES-UPON-THAMES TW18 3DJ		Energy rating D
Valid until 24 October 2031	Certificate number 2709-3910-7200-8369-6204	

Property type

Detached house

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 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.