

NEVIN & WELLS

Distinctive Homes

Established 2002



[Budebury Road, Staines, TW18 2AZ](#)

[£975,000 Freehold](#)



Budebury Road, Staines upon Thames, Middlesex, TW18 2AZ

A truly stunning 1930 built family home offering many period features, minutes from mainline station (Waterloo 35 minutes), town centre, leisure centre and local shops. This spacious property has four bedrooms, three receptions, two bathrooms, a landscaped rear garden and garage via private drive. Access to local schools, both state and private, is close at hand. Commercial Park recreation fields are a few minutes' walk away. Staines Upon Thames offers scenic riverside walks, a wide selection of restaurants, cinema and bustling high street shopping. There are excellent motorway links to the M25/M3/M4/M40 and Heathrow Airport.

Hardwood front door leading into:

ENTRANCE LOBBY: 2.60m x 1.62m (8'6" x 5'4") Picture rail, ceramic tiled floor, coat rack. Glazed door into:

ENTRANCE HALL: 3.95m x 2.10m (13' x 6'10") Polished parquet oak flooring, picture rail, coved ceiling, storage cupboard, access to two year old Worcester Bosch gas boiler, access to three year old fuse board, stairs to first floor, under stair cupboard.

W.C.: 1.24m x 0.81m (4' x 2'8") In white with wash hand basin, high level Victorian flush. Frosted double glazed window to side.

LOUNGE: 4.02m x 4.02m (13'2" x 13'2") Radiator, picture rail, coved ceiling, feature cast iron open fireplace with ornate mantle. Double glazed bay window to front.

DINING ROOM: 4.02m x 3.05m (13'2" x 10') Radiator, picture rail, coved ceiling. Windows and French doors to rear.

FAMILY ROOM: 7.01m x 3.86m (23' x 12'8") Two radiators, oak flooring, picture rail. Dual aspect double glazed windows to side and rear. Double glazed bay window to rear. Double glazed French doors leading into rear garden.

KITCHEN: 3.05m x 3.05m (10' x 10') Range of cream base and eye level units, laminate worktops, oak laminate flooring, integrated fridge, soft close doors and drawers, bevel tile splashback, ceiling beam, electric double oven and four ring gas hob, stainless steel extractor filter. Stainless steel one and half bowl sink with nickel mixer tap. Double glazed window to side. Doorway into:

SIDE LOBBY: Oak laminate flooring. Double glazed window to side. Double glazed door into courtyard.

UTILITY ROOM: 3.40m x 2.74m (11'2" x 9') Space for washing machine and tumble drier, oak laminate flooring. Bevel tiled splashback, radiator, stainless steel sink with chrome mixer tap, space for fridge/freezer. Double glazed window to front.

LANDING: 3.60m x 3.50m (11'10" x 11'6") Hatch to loft space. Double glazed window to side.

BEDROOM ONE: 4.02m x 3.95m (13'2" x 13') Radiator, built in wardrobes and drawers. Double glazed bay window to front.

EN-SUITE SHOWER: 1.98m x 0.80m (6'6" x 2'8") Radiator, wash hand basin, tiled shower cubicle housing electric mixer shower, extractor fan.

BEDROOM TWO: 4.02m x 2.64m (13'2" x 8'8") Radiator, picture rail. Two double glazed windows to rear.

BEDROOM THREE: 3.39m x 2.74m (11'2" x 9') Radiator, picture rail, built in wardrobes and drawers. Dual aspect double glazed windows to front and rear.

BEDROOM FOUR: 3.05m x 2.64m (10' x 8'8") Radiator, picture rail. Double glazed window to front.

BATHROOM: 2.54m x 2.54m (8'4" x 8'4") White suite comprising low level W.C, pedestal wash hand basin, corner bath with chrome mixer tap, bidet, ladder radiator, part tiled walls, airing cupboard housing hot water cylinder. Frosted double glazed window to side.

OUTSIDE

DRIVEWAY: Ample parking, approached over a stream.

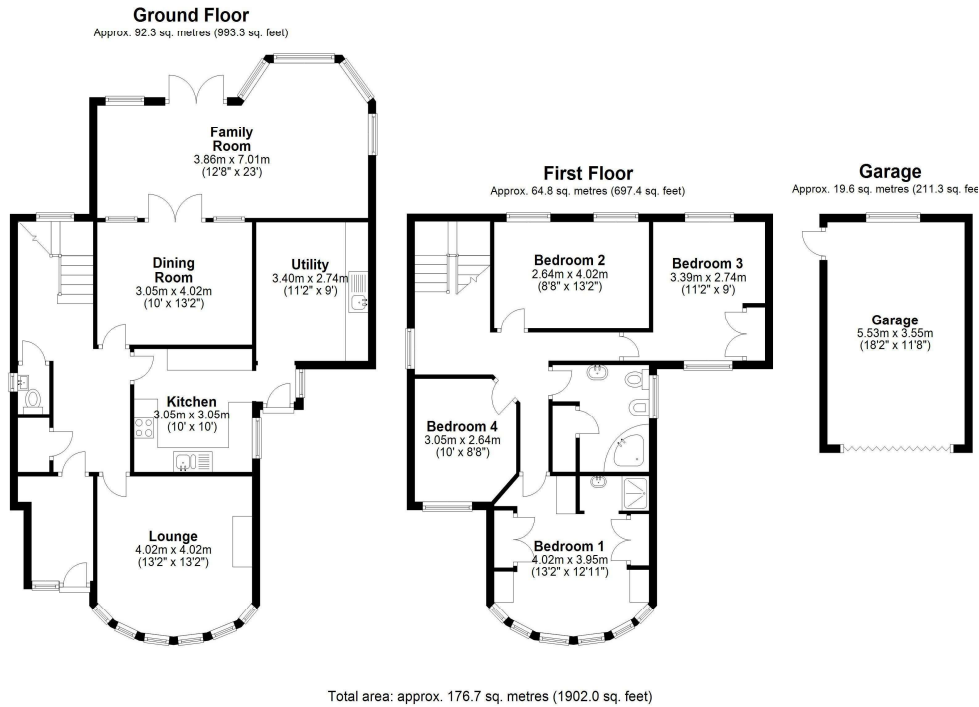
REAR GARDEN: 40ft x 32ft (12.19m x 9.75m) Neatly landscaped with shaped lawn, timber seating deck, timber tool shed, outside tap, patio area, courtesy light and side access.

GARAGE: 5.53m x 3.55m (18'2" x 11'8") Detached garage with light, power, pedestrian door and sliding doors to front.

COUNCIL TAX BAND: G - Spelthorne Borough Council

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

FLOOR PLAN



EPC

Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| 19 Budebury Road STAINES-UPON-THAMES TW18 2AZ | Energy rating D | Valid until: 26 July 2032 Certificate number: 9702-8323-0900-0043-3226 |
|---|---------------------------|---|

Property type: Detached house

Total floor area: 158 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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 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 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

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

