



Greenlands Road, Staines Upon Thames, TW18 4LR

£1,000,000 F/H





## Greenlands Road, Staines upon Thames, Middlesex, TW18 4LR

Built in 1926, 'Four Gables' is an imposing gentry home, situated in one of the area's premier roads, affectionately known locally as 'doctors alley'. Positioned on a wide plot with a horseshoe drive, this unique family home also offers many character features including inglenook style fireplace with built in seat, plate rails, beamed ceilings, high skirtings, ornate wooden corbels, cast iron latches and leaded light windows. To the rear, there is a beautiful and secluded garden of 90ft x 80 ft (27.43m x 24.38m), meticulously landscaped with an abundance of mature plants. The double garage also offers annexe conversion potential (STPP). This lovely property allows the feeling of being tucked away whilst benefitting from a very central location, literally minutes from the mainline station (Waterloo 37 minutes), high street shops/restaurants, new leisure centre and state/private schools. It is our considered opinion that quality homes of this type very rarely come onto the market.

### ENCLOSED PORCH

Courtesy light. Hardwood front door and leaded light window to side. Internal door into:-

### ENTRANCE HALL

Under stair storage cupboard. Internal door into:-

### FAMILY ROOM

15'4" x 12' (5.27m x 3.66m maximum) Oak effect floor, beamed ceiling, feature brick fireplace, stairs to first floor. Dual aspect leaded light windows. Door into:-

### LOUNGE/DINER

27' x 17'6" (8.29m x 3.66m maximum) Three radiators, plate rail, beamed ceiling, feature walk-in Inglenook style fireplace with built in seat. Triple aspect leaded light windows. Leaded light French doors leading into:-

### CONSERVATORY

23'4" x 13' (7.10m x 3.97m) Radiator, ceramic tiled floor, brick base and double glazed mainframe. Doors into rear garden.

### KITCHEN

17'4" x 12' (3 x 10'6) Extensive range of base and eye level units, marble effect worktops, breakfast bar, tiled splashback, ceramic tiled floor, built in cooking range, overhead extractor hood, integrated fridge/freezer, space for dishwasher. Single bowl single drainer sink unit with mixer tap. Dual aspect leaded light windows to side and rear. Door leading into:-

### UTILITY ROOM

12'4" x 9' (3.75m x 2.74m maximum) Radiator, storage, space for washing machine and tumble drier, sink unit, ceramic tiled floor. Leaded light window and door to rear. Internal door into garage.

### SHOWER ROOM

In white with low level WC, wash hand basin set into vanity unit, radiator, ceramic tiled floor, tiled cubicle housing mixer shower. Leaded light window to front.

### LANDING

(Doors into all bedrooms) Hatch to loft space, airing cupboard, hatch to loft space with folding ladder and light, plate rail. Leaded light window to side.

### BEDROOM ONE

16'8" x 12' (5.08m x 3.66m maximum) Radiator, plate rail, built in wardrobes. Dual aspect leaded light windows.

### BEDROOM TWO

16'8" x 12' (5.08m x 3.66m maximum) Radiator, plate rail, built in wardrobes. Dual aspect leaded light windows.

### BEDROOM THREE

12' x 8'4" (3.66m x 2.55m maximum) Radiator, built in wardrobes. Leaded light windows.

### BEDROOM FOUR

11'10" x 9' (3.63m x 2.74m maximum) Radiator, plate rail. Dual aspect leaded light windows.

### BATHROOM

8'8" x 6'8" (2.64m x 2.03m) In white with low level WC, wash hand basin set into vanity unit, panelled bath with chrome mixer shower over, fitted glass shower screen, fully tiled walls and floor, storage cupboard. Leaded light window to side.

### REAR GARDEN:

90' x 80' (27.43m x 24.38m) Beautifully landscaped with large lawn, timber summer house, outside tap, greenhouse, various flowers and shrubs, courtesy lights, conifer hedging, paved seating area, pergola and side access gate.

### DOUBLE GARAGE

23'2" x 15' (7.07m x 4.57m) Attached garage with light, power and workbench. Window and door to rear. Up/over door.

### NB:

There is potential to create a separate annexe using the double garage footprint (Subject to planning permission)

### DRIVEWAY:

Parking space for several vehicles.

### COUNCIL TAX:

G - Spelthorne Borough Council

### VIEWINGS:

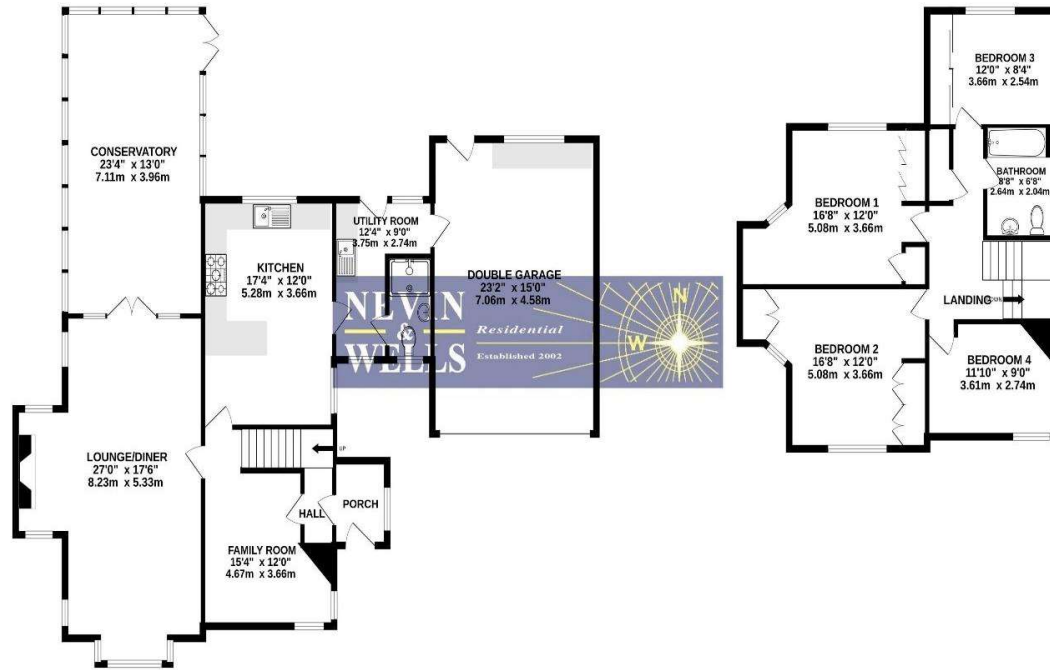
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

# FLOOR PLAN

# EPC

GROUND FLOOR  
1531 sq.ft. (142.2 sq.m.) approx.

1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 2277 sq.ft. (211.5 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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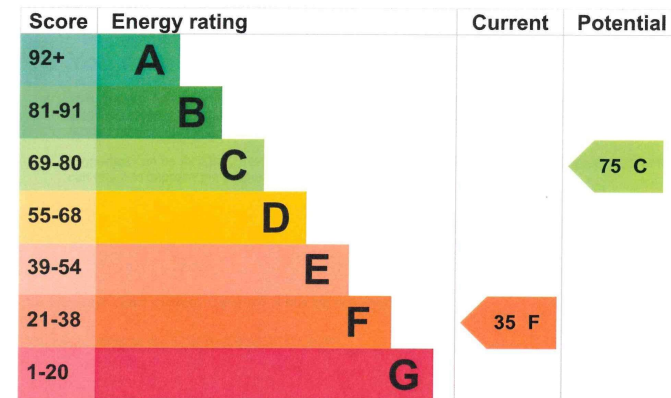
Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

## Energy performance certificate (EPC)

26, Greenlands Road STAINES-UPON-THAMES TW18 4LR	Energy rating <b>F</b>	Valid until: 7 February 2027 Certificate number: 0688-6080-7222-4493-9984
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Property type  
Detached house

Total floor area  
161 square metres



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



