



**Wendover Road, Staines, TW18 3DE**

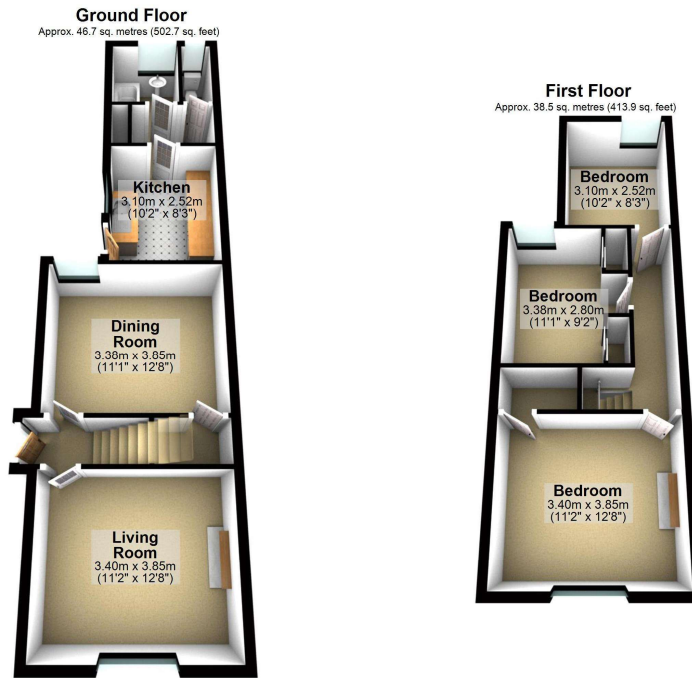
**£435,000 Freehold**



An excellent opportunity to acquire this extended three bedroom, Victorian semi-detached residence located twixt Egham/Staines. The property is in need of some modernisation and offers excellent potential for further development/loft conversion (subject to planning permission). Accommodation comprises entrance hall, two reception rooms, kitchen/breakfast room, separate W.C, 80ft South facing rear garden and off street parking for one vehicle.

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

## FLOORPLAN



Total area: approx. 85.2 sq. metres (916.6 sq. feet)

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

## EPC

**Energy performance certificate (EPC)**

42 Wendover Road STAINES-UPON-THAMES TW18 3DE	Energy rating <b>D</b>	Valid until: 11 July 2033 Certificate number: 9529-1915-0263-2367-0254
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Property type: Semi-detached house  
Total floor area: 108 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
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 rating and score**  
This property's current energy rating is D. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	82 B
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: D** - Runnymede Borough Council