

NEVIN & WELLS

Distinctive Homes

Established 2002



Thameside, Staines upon Thames, TW18 2HF

OIRO £825,000 Freehold



Thameside, Staines upon Thames, Middlesex, TW18 2HF

A substantial three double bedroom detached bungalow, offered for sale 'CHAIN FREE', with scenic River Thames views. This spacious home offers two reception rooms, large kitchen, utility room, cloakroom, study area and two bathrooms (one en-suite). Externally there are well stocked gardens in addition to a brick built double garage. Access to local shops and private health club is close at hand, mainline station and High Street shops are a ten minute walk.

<u>ENTRANCE HALLWAY:</u>	4.14m x 3.56m (13'8 x 11'8) Radiator, woodblock flooring, stairs to first floor, storage cupboard.
<u>LOUNGE:</u>	6.04m x 4.66m (19'10 x 15'4) Radiator, coved ceiling, stone fireplace housing gas fire. Double glazed window and patio door to rear.
<u>DINING ROOM:</u>	4.17m x 3.96m (13'8 X 13') Radiator, coved ceiling. Double glazed window to side.
<u>KITCHEN/BREAKFAST ROOM:</u>	3.76m x 3.61m (12'4 x 11'10) Range of pine panel base and eye level units, laminate worktops, built in electric double oven, fitted gas hob, extractor hood, vinyl floor, radiator, integrated dishwasher, coved ceiling. One and half bowl single drainer sink with chrome mixer tap. Double glazed window to front. Door into:
<u>UTILITY ROOM:</u>	3.76m x 1.22m (12'4 x 4') Storage cupboards, space for washing machine, sink unit, wall mounted Worcester Bosch boiler. Door to side.
<u>BEDROOM ONE:</u>	4.78m x 4.63m (15'8 x 15'2) Radiator, coved ceiling, built in wardrobe and storage. Double glazed window to rear with river views.
<u>EN-SUITE:</u>	2.57m x 2.57m (8'6 x 8'6) Suite comprising low level W.C, pedestal wash hand basin, panel corner bath, shower cubicle housing mixer shower, part tiled walls, ladder radiator, extractor fan. Frosted double glazed window to side.

CLOAKROOM: **1.77m x 1.47m (5'10 x 4'10)** Low level W.C, wash hand basin. Frosted double glazed window to front.

BEDROOM TWO: **5.05m x 3.80m (16'8 x 12'6)** Radiator, built in wardrobes. Double glazed window to rear with river views.

BEDROOM THREE: **5.19m x 3.00m (17' x 9'10)** Radiator. Double glazed window to rear with river views.

BATHROOM: **3.00m x 2.61m (9'10 x 8'6)** Suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer shower over, radiator, part tiled walls. Frosted double glazed window to side.

RIVER VIEW GARDENS: Stunning views both up and down stream, with picturesque towpath walks to Staines Bridge or Laleham Village. The mature gardens offer many varied shrubs, outside tap, front and rear access gates.,

DOUBLE GARAGE: Brick built double garage, with light and power, positioned to the front of the plot.

N.B: Mooring available – price to be confirmed.

COUNCIL TAX BAND: G – Spelthorne Borough Council

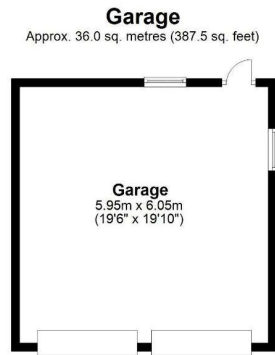
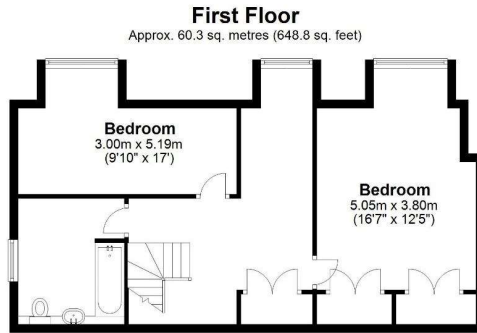
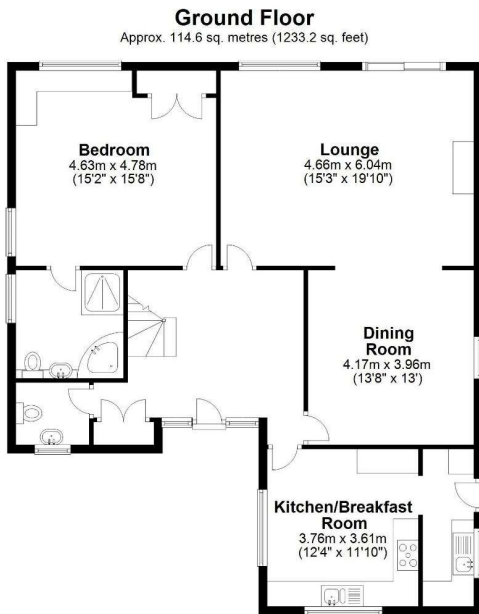
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



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FLOOR PLAN

EPC



Total area: approx. 210.8 sq. metres (2269.5 sq. feet)

Energy performance certificate (EPC)

85 Thames Side STAINES-UPON-THAMES TW18 2HF	Energy rating C	Valid until: 11 October 2032 Certificate number: 9624-0903-8200-2202-3200
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Property type	Detached house
Total floor area	175 square metres

Rules on letting this property

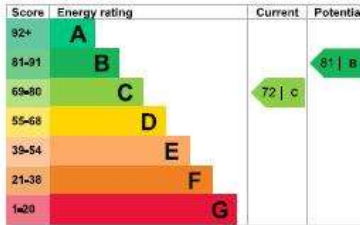
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is C. 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

