

# NEVIN & WELLS

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**Bundys Way, Staines upon Thames, TW18 3LD**

**£600,000 Freehold**

## Bundys Way, Staines upon Thames, Middlesex, TW18 3LD

A superbly presented three double bedroom detached home, situated in a quiet 'NO THROUGH ROAD', minutes from the High Street and River Thames. This spacious property offers open plan lounge/diner, separate study, utility room, cloakroom, kitchen/breakfast room, family bathroom, en-suite shower and large landing. Externally, there is a secluded 50ft (15.24m) and detached garage via shared driveway. Access to schools, parks and mainline station is close at hand.

Composite front door into:

- HALLWAY:** 4.57m x 1.96m (15' x 6'6) Radiator in ornate casement, coved ceiling, stairs to first floor, oak flooring, under stair storage cupboard, access to fuseboard, oak internal doors and balustrade.
- LOUNGE/DINER:** 6.64m x 3.54m > 5.63m (22' x 11'8 >18'6) Three radiators in ornate casement, coved ceiling, oak flooring, feature limestone fireplace. Dual aspect double glazed windows to front and rear. Door into:
- UTILITY ROOM:** 2.79m x 1.59m (9'2 x 5'2) Space for appliances, part tiled walls, ceramic tiled floor, coved ceiling, inspection loft.
- STUDY:** 3.00m x 2.70m x (9'10 x 8'10 ) Radiator, coved ceiling, oak effect floor. Double glazed window to front.
- W.C:** In white with low level W.C, part tiled walls, oak flooring. Double glazed window.
- KITCHEN/BREAKFAST ROOM:** 5.89m x 3.00m (19'4 x 9'10) Range of gloss cream units, oak worktops, space for fridge/freezer, part tiled walls, ceramic tiled floor, space for breakfast table, coved ceiling, ceramic one and half bowl sink unit with chrome flexi-head mixer tap. Double glazed bi-fold doors into rear garden.

**LANDING:** 4.52m x 1.90m (14'10 x 6'2) Hatch to loft space, coved ceiling, space for desk. Double glazed window to front.

**BEDROOM ONE:** 6.64m x 3.54m (22' x 11'8) Two radiators in ornate casements, coved ceiling, built in double sliding door wardrobe. Suspended wash hand basin set into vanity unit, tiled shower cubicle housing chrome mixer shower. Dual aspect double glazed windows to front and rear.

NB There is potential to divide into two bedrooms.

**BEDROOM TWO:** 3.27m x 3.05m (10'8" x 10') Radiator in ornate casement, coved ceiling. Double glazed window to front.

**BEDROOM THREE:** 3.27m x 3.05m (10'8 x 10') Radiator in ornate casement, coved ceiling, built in double sliding door wardrobe. Double glazed window to rear.

**BATHROOM:** 2.03m x 1.94m (6'8 x 6'4) White suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, tiled bath with central mixer tap, fully tiled floor and walls, chrome ladder radiator. Frosted double glazed window to rear.

### OUTSIDE

**REAR GARDEN:** 50ft (15.24m) Paved patio, lawn area, outside tap, courtesy light, seating area, various shrubs, side access.

**FRONT GARDEN:** Inset shrubs, stones feature, gate over shared drive with space to create additional parking.

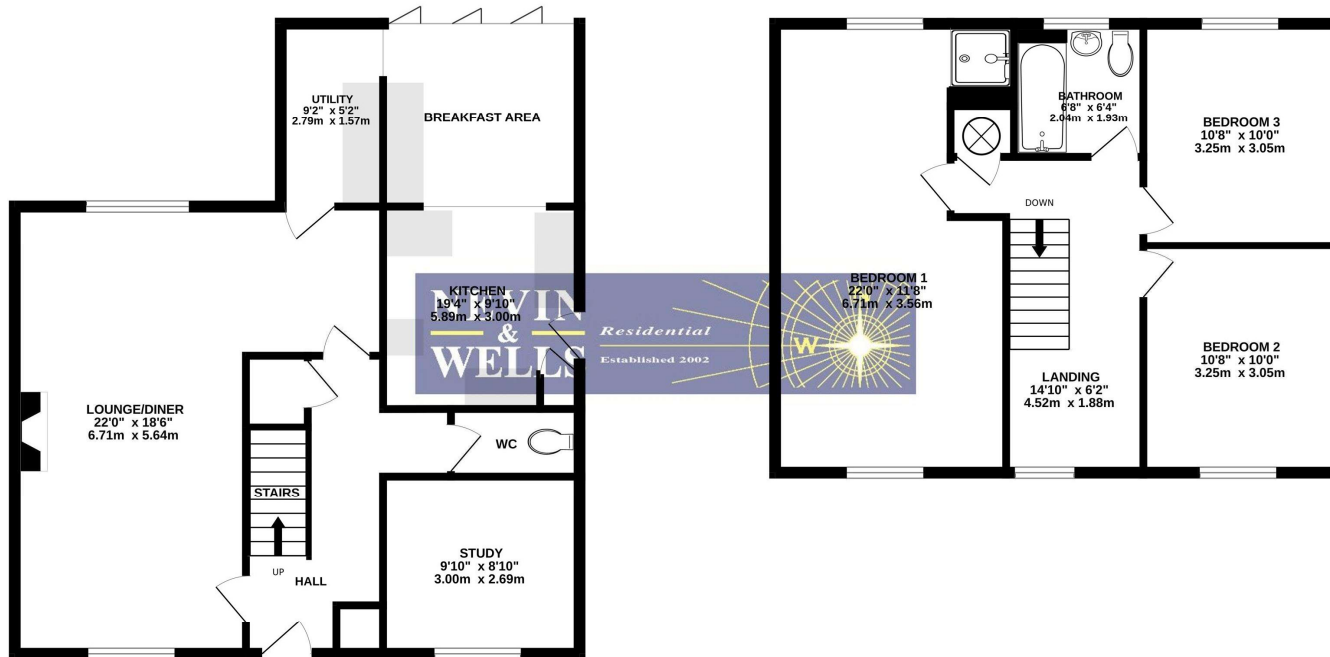
**GARAGE:** 4.47m x 3.05m (14'8 x 10') Light and power. Approached via shared drive.

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

**VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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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**Energy performance certificate (EPC)**

3 Bundrys Way STAINES-UPON-THAMES TW18 3LD	Energy rating <b>C</b>	Valid until: 11 March 2034
		Certificate number: 8500-1898-0322-6399-3743

Property type	Detached house
Total floor area	126 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 energy rating is C. 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

