

**NEVIN
&
WELLS**

Distinctive Homes

Established 2002



Thorpeside, Staines, Middlesex, TW18 3NZ

£750,000 Freehold

Thorpeside, Staines, Middlesex, TW18 3NZ

A superb example of an executive, four bedroom detached residence, situated in a quiet cul-de-sac built by Messrs Michael Shanley. This property has been extended and modernised to now offer amazing open family living, with an open-plan kitchen and dining area running into the lounge. In addition there is an office, family room, en-suite, downstairs cloakroom and own driveway leading to a double garage.

Overhead porch with light and PVC double glazed door to:

ENTRANCE HALLWAY:

Radiator, Karndean flooring, stairs to first floor, coved ceiling, doors to all rooms and door to:

STUDY/OFFICE:

2.45m x 2.05m (8' x 6'9) Karndean flooring, radiator. Double glazed window to front and under stairs storage cupboard.

FAMILY ROOM:

3.45m x 2.55m (11'4 x 8'4) Radiator, coved ceiling and double glazed window to front.

CLOAKROOM:

Low level W.C, wall mounted wash hand basin with mixer tap, heated towel rail, part tiled walls, fully tiled floors and double glazed window to side.

LIVING ROOM:

4.85m x 3.45m (15'11 x 11'4) Karndean flooring, coved ceiling, feature stone Adams style fireplace with gas fire inset, two double radiators, open plan to:

DINING ROOM:

6.55m x 2.85m (21'6 x 9'4) Karndean flooring, vertical double radiator, three Velux windows, large double aspect double glazed windows to rear, double glazed door to garden. Open plan to:

MODERN KITCHEN/BREAKFAST ROOM:

5.95m x 2.55m (19'6 x 8'4) Shaker style eye and base level units with granite work surfaces, space for range cooker with extractor over, space for other appliances, concealed dishwasher, sink with stainless steel mixer tap. Double radiator, fully tiled floor, part tiled walls. Double glazed window to side and door to entrance hall.

LANDING:

Radiator, hatch to loft, built in cupboard. Double glazed window to side and doors to:

MASTER BEDROOM:

4.10m x 3.11m (13'5 x 10'2) Coved ceiling, double radiator, fitted wardrobes, double glazed window to rear and door to:

EN-SUITE BATHROOM:

Panel enclosed bath with central mixer tap and shower attachment, low level W.C, pedestal wash hand basin with mixer tap, part tiled walls, fully tiled floor, radiator and double glazed window to side.

BEDROOM TWO

3.65m x 3.11m (12' x 10'2) Radiator, coved ceiling and double glazed window to front.

BEDROOM THREE:

2.90m x 2.40m (9'6 x 7'0) Wood effect laminate flooring, coved ceiling and double glazed window to front.

BEDROOM FOUR:

2.90m x 2.60m (9'6 x 8'6) Wood effect laminate flooring, coved ceiling and double glazed window to rear.

MODERN BATHROOM:

Built in sink unit with mixer tap and cupboard under, concealed W.C, heated towel rail, fully tiled floor and walls. Double glazed window to side and large walk in shower with screen.

OUTSIDE

LANDSCAPED REAR GARDEN:

Mainly laid to lawn with paved patio, outside light, fully enclosed with side access to front and door to:

DOUBLE WIDTH GARAGE:

5.20m x 5.15m (17'1 x 16'11) With two metal up and over doors, light and power as well as roof storage. Approached via

OWN DRIVEWAY:

With parking for four vehicles.

COUNCIL TAX BAND:

G - Runnymede Borough Council

VIEWINGS:

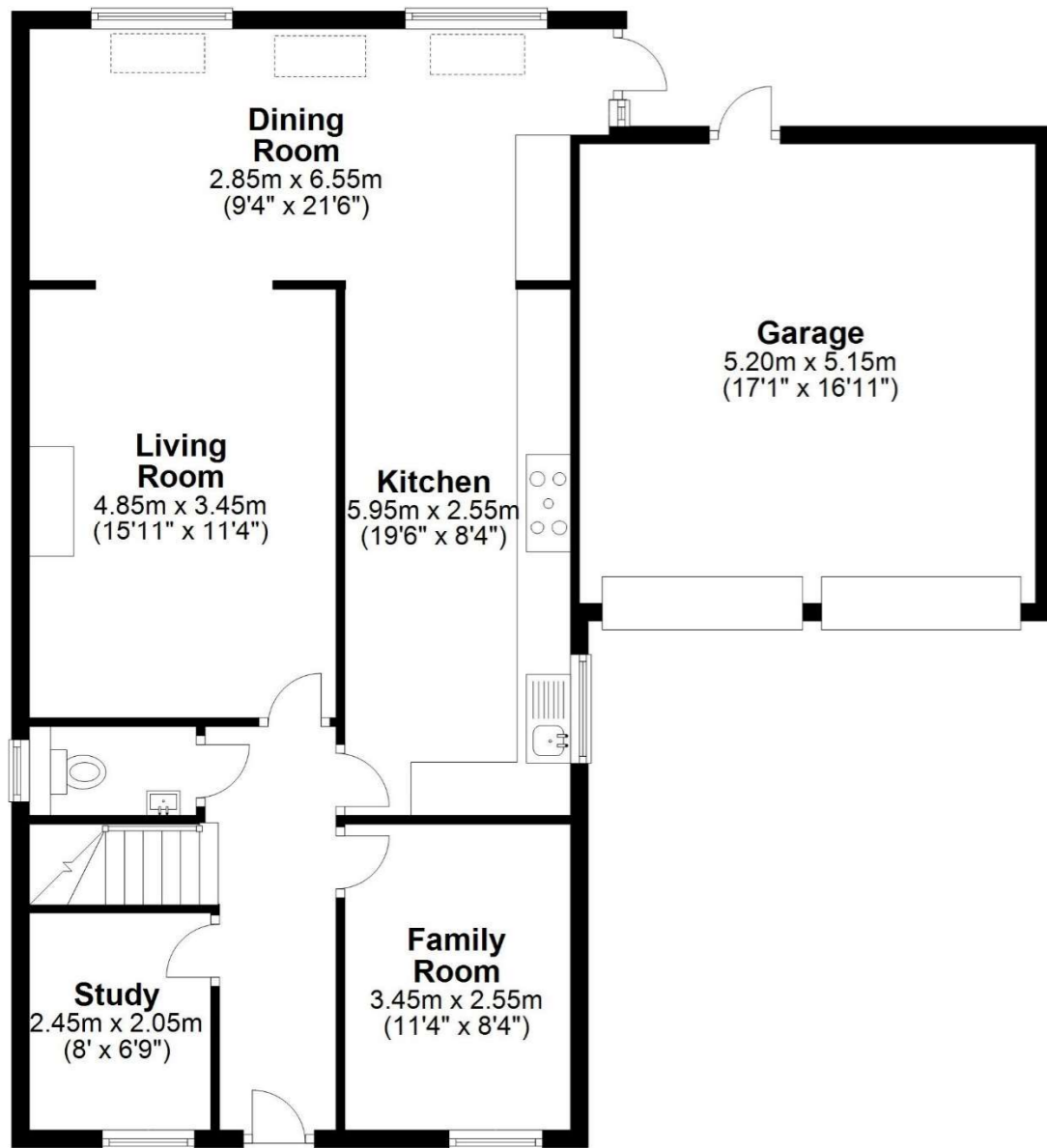
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOOR PLAN

EPC

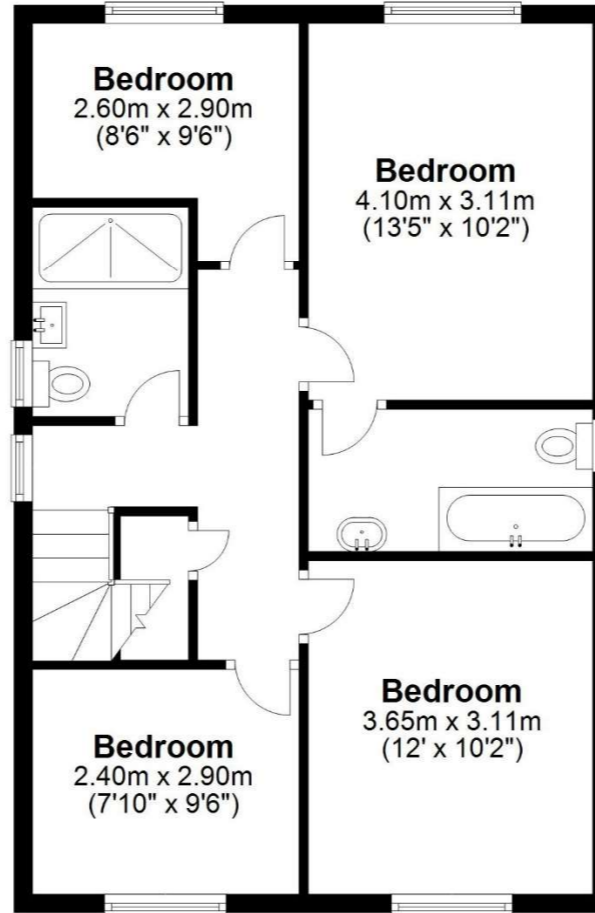
Ground Floor

Approx. 103.9 sq. metres (1118.8 sq. feet)



First Floor

Approx. 57.8 sq. metres (621.9 sq. feet)



Total area: approx. 161.7 sq. metres (1740.8 sq. feet)

12 Thorpeside Close
STAINES-UPON-THAMES
TW18 3NZ

Energy rating

C

Valid until
28 February 2034

Certificate number
8534-0427-9300-0839-5202

Property type	Detached house
Total floor area	133 square metres

Rules on letting this property

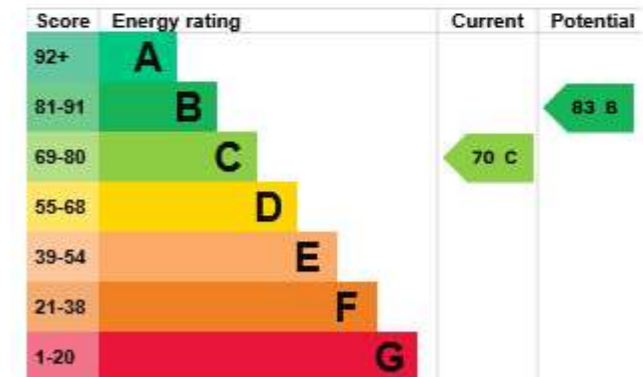
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

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

