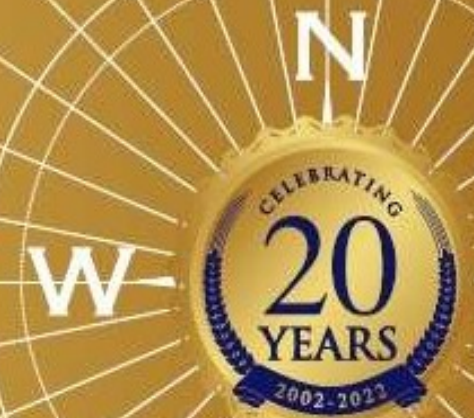


NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



Grosvenor Road, Staines, Middlesex, TW18 2RP

O.I.E.O £779,500 F/H

Grosvenor Road, Staines-upon-Thames, Middlesex, TW18 2RP

A truly stunning extended family home, in one of the area's premier roads, offering contemporary styling and open plan living. This versatile property offers four double bedrooms, large lounge, family room, high specification kitchen/dining and three bathrooms (one en-suite). Externally there is a secluded 50ft (15.24m) rear garden and brick paved drive with space for four cars. Access to local schools (state and private) is close at hand and mainline station and High Street are a 20 minute walk away.

Composite front door with recessed porch.

ENTRANCE HALLWAY:

Radiator, Walnut effect flooring, storage cupboard housing meters, stairs to first floor. Double glazed window to side.

SHOWER ROOM:

In white with low level WC, wash hand basin set into vanity unit, fully tiled walls, chrome ladder radiator, Walnut effect flooring, glass shower cubicle housing electric mixer shower, extractor fan.

FAMILY ROOM:

Storage cupboard, display recess, Walnut effect flooring. Open plan into: -

KITCHEN/DINING ROOM:

Extensive range of gloss cream base and eye level units, Corrian worktops, glass splash back, Walnut effect flooring, soft close doors and drawers, bin unit. Integrated Neff dishwasher and Hotpoint washer/dryer, wine cooler, two vertical radiators, display plinth. Built in Neff electric double oven and microwave, built in Neff five ring gas hob, 'pop-up' Neff electric extractor hood. One and a half bowl stainless steel sink with nickel effect mixer tap, integrated Hotpoint fridge/freezer, larder unit. Vaulted ceiling with two double glazed Velux ceiling windows. Double glazed sliding bi-fold doors onto rear garden.

LOUNGE:

Radiator, coved cornice ceiling, log burner. Double glazed window to front.

FIRST FLOOR LANDING:

Stairs to second floor.

BEDROOM TWO:

Radiator, storage cupboard, cast iron fireplace, picture rails. Double glazed window to front.

BEDROOM THREE: Radiator, storage cupboard. Double glazed window to rear.

BEDROOM FOUR: Radiator. Double glazed window to rear.

BATHROOM:

In white with suspended wash hand basin, P-shaped bath with chrome mixer shower over, fitted glass shower screen, radiators, part tiled walls, extractor fan. Double glazed window to front.

WC:

White low level WC, radiator, display shelf. Double glazed window to side.

SECOND FLOOR LANDING:

Walk in loft storage with light, housing Glow-worm gas boiler and Mega-flo hot water cylinder.

MASTER BEDROOM:

Radiator, built in wardrobes, workspace. Double glazed window to rear.

EN-SUITE SHOWER ROOM:

In white with low level WC, pedestal wash hand basin, chrome ladder radiator, tiled shower cubicle housing chrome mixer shower, extractor fan. Double glazed window to side.

OUTSIDE

REAR GARDEN:

Approximately **50ft (15.24m)** Raised seating decked area with steps down to shaped lawn, external power point, courtesy lights, timber shed, fenced to all boundaries, side access gate.

FRONT DRIVE:

Brick paved with parking space for four cars.

COUNCIL TAX BAND:

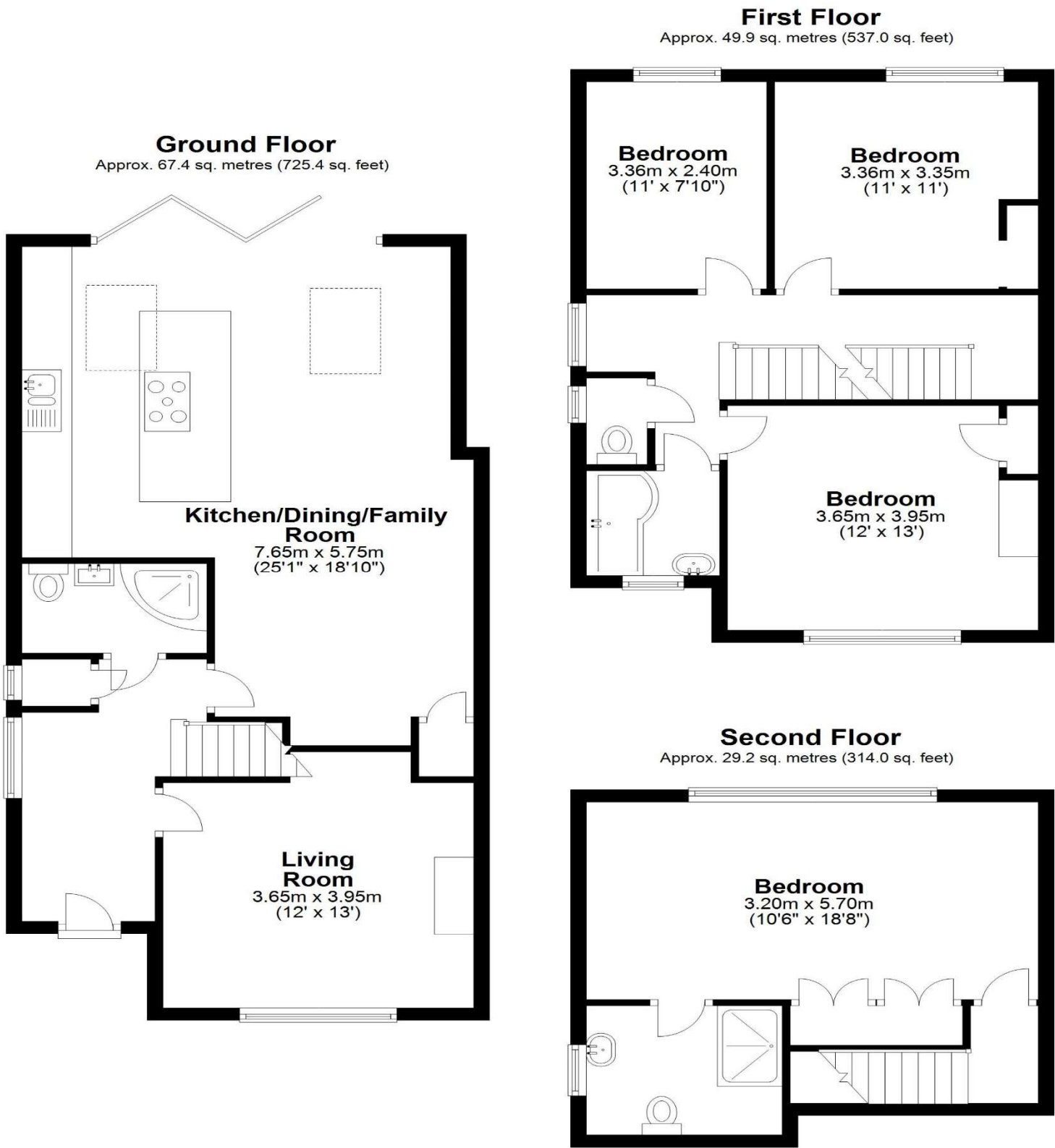
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VIEWINGS:

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

FLOORPLAN



Total area: approx. 146.5 sq. metres (1576.4 sq. feet)

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

EPC

145 Grosvenor Road
STAINES-UPON-THAMES
TW18 2RP

Energy rating
C

Valid until
6 March 2035

Certificate number
0131-3047-5207-8815-6200

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 150 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](#).

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

