# NEVIN & WELLS

## Distinctive Homes

### Established 2002

N
W
**20 YEARS**
CELEBRATING
2002-2022
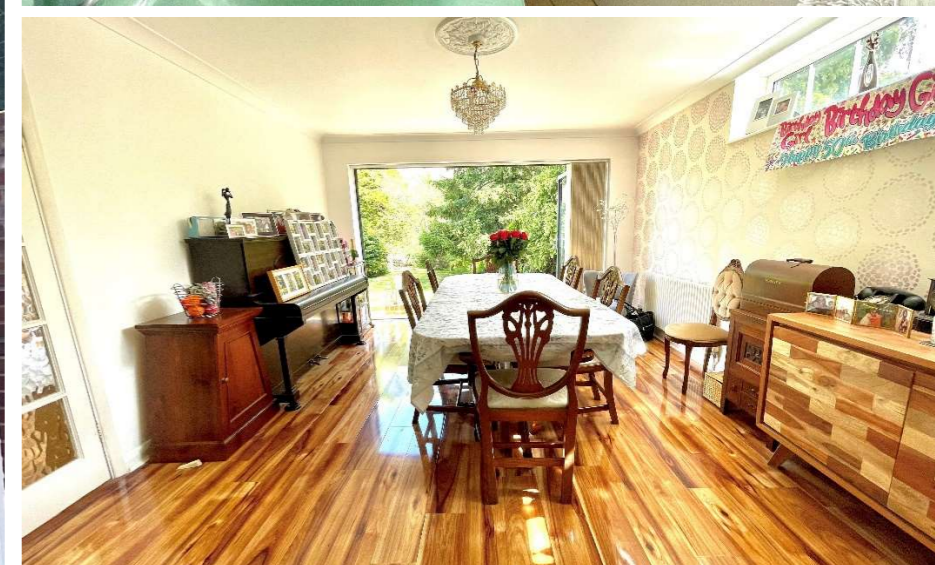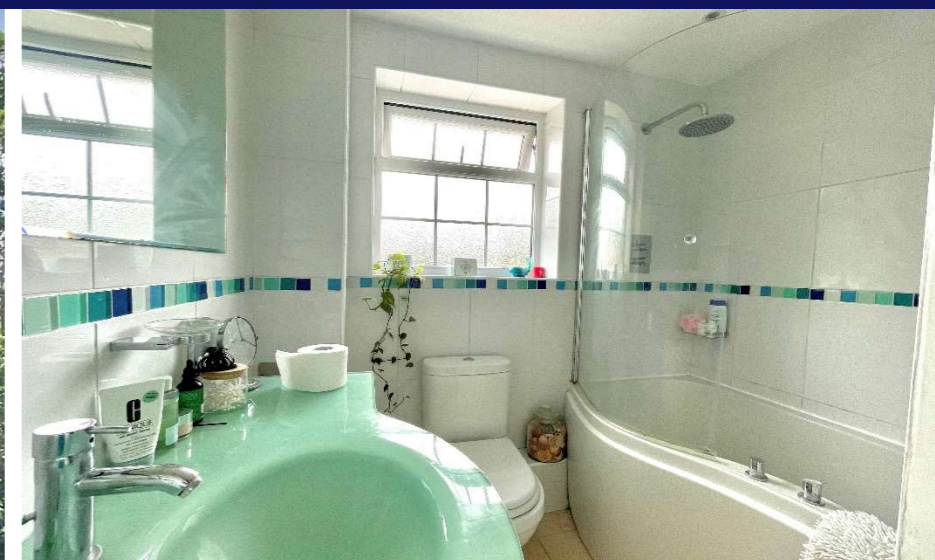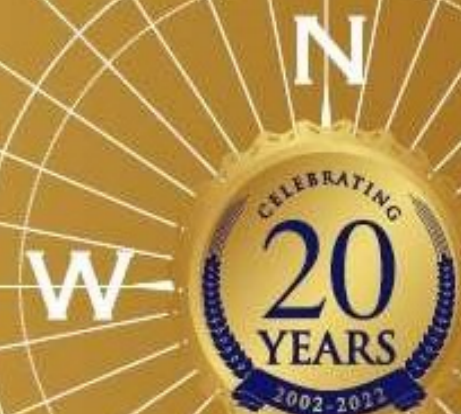
**Gloucester Drive, Staines-upon-Thames, TW18 4TY**  **£750,000 Freehold**

# Gloucester Drive, Staines-upon-Thames, Middlesex, TW18 4TY

A stunning four bedroom detached home, which has been extended and offers fantastic accommodation with a family room to the rear, as well as two reception rooms, office and a recently installed and fitted kitchen. The first floor offers well proportioned bedrooms with en-suite to the master as well as a modern bathroom. There is ample parking leading to a detached garage with 60ft garden siding onto a stream. Situated within ten minutes of the Two Rivers complex with restaurants, a cinema and great shopping. Access to the M25's close at hand, as is Lammas leisure park on the banks of the River Thames

Front door into:

**ENTRANCE HALL:** Karndean wood effect floor, stairs to first floor with cupboard below, radiator and double doors into lounge.

**CLOAKROOM:** Low level W.C, wall mounted wash hand basin, fully tiled floors, double glazed window to side.

**LOUNGE:** Ornate cornicing, feature fireplace with display mantle, over, radiators, dado rail. Double glazed window to front and double doors into:

**DINING ROOM:** Karndean wood effect flooring, coved cornice, radiator, double glazed bi-folding doors onto rear garden, double glazed window to side and door to:

**FAMILY ROOM:** Karndean wood effect flooring, coved cornice ceilings, vertical radiator, double glazed window to side, double glazed bi-folding doors to rear. Open plan to:

**MODERN KITCHEN:** Modern range of eye and base level units with marble effect work surfaces, stainless steel sink with mixer tap, built in double oven. Concealed dishwasher and fridge/freezer, four ring gas hob with extractor fan

**UTILITY ROOM:** Situated at the rear of the garage with tiled floor, work surfaces, sink, space for appliances. Window to side and wall mounted basin.

**STUDY/OFFICE:** Karndean wood effect flooring, radiator and double glazed window to front.

**LANDING:** Hatch to loft, double glazed window to rear with radiator under/ doors to:

**BEDROOM ONE:** Two built in wardrobes, radiator. Double glazed window to front and doorway to:

**EN-SUITE:** Low level WC, wall mounted wash hand basin with mixer tap, fully tiled floor and walls. Double glazed window to side and walk in shower

**BEDROOM TWO:** Built in full width wardrobes radiator and double glazed window to front

**BEDROOM THREE:** Built in three door wardrobes, radiator and double glazed window to rear

**BEDROOM FOUR:** Built in three door wardrobes with matching drawers, radiator and double glazed window to rear

**BATHROOM:** Low level WC, 'P' shaped bath with shower over, glass topped sink unit with mixer tap and cupboard below, fully tiled floors and walls, heated towel rail and double glazed window to front
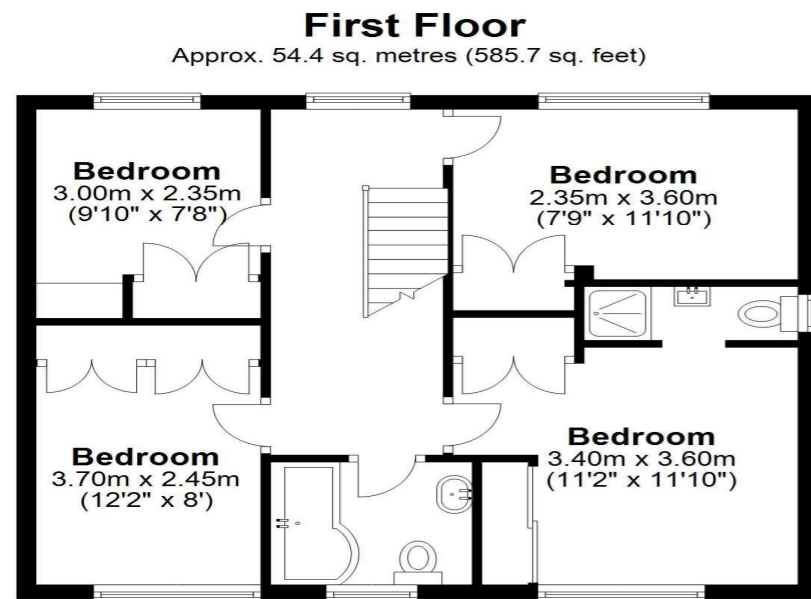
## OUTSIDE

**REAR GARDEN:** **Approx 60ft** Mainly maid to lawn mature trees and shrubs, outside tap and lights, paved patio area, additional side plot mainly laid to lawn giving access to utility room, and front driveway with stream running alongside.

**GARAGE:** Double length with lights and power, approached via own driveway with metal up and over door plus additional parking to side.

**COUNCIL TAX BAND:** **G** – Windsor and Maidenhead

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

## FLOORPLAN

### Ground Floor
Approx. 98.1 sq. metres (1056.0 sq. feet)

**Family Room**
4.15m x 4.30m
(13'7" x 14'1")

**Dining Room**
4.15m x 3.55m
(13'7" x 11'8")

**Kitchen**
2.40m x 4.30m
(7'10" x 14'1")

**Living Room**
6.75m x 3.55m
(22'2" x 11'8")

**Utility**
4.40m x 2.20m
(14'5" x 7'3")

**Study**
3.30m x 3.30m
(10'10" x 10'10")

### Garage
Approx. 26.9 sq. metres (289.5 sq. feet)

**Garage**
11.00m x 2.55m
(36'1" x 8'4")

### First Floor
Approx. 54.4 sq. metres (585.7 sq. feet)

**Bedroom**
3.00m x 2.35m
(9'10" x 7'8")

**Bedroom**
2.35m x 3.60m
(7'9" x 11'10")

**Bedroom**
3.70m x 2.45m
(12'2" x 8')

**Bedroom**
3.40m x 3.60m
(11'2" x 11'10")

Total area: approx. 179.4 sq. metres (1931.2 sq. feet)

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

## EPC

67 Gloucester Drive
STAINES-UPON-THAMES
TW18 4TY

Energy rating

**C**

| Valid until | Certificate number |
|---|---|
| 7 July 2034 | 0585-3039-2203-4764-7200 |

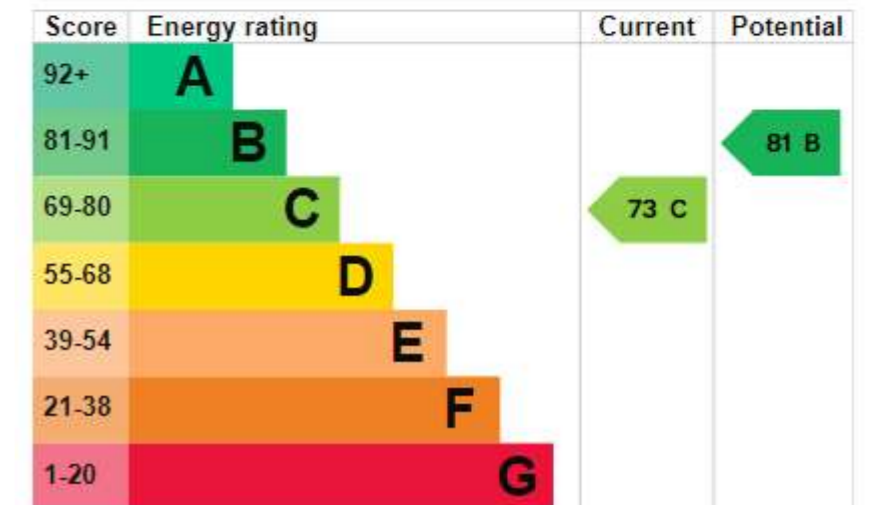| Property type | Detached house |
|---|---|
| Total floor area | 141 square metres |

## 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 | | | 81 B |
| 69-80 | C | | 73 C | |
| 55-68 | D | | | |
| 39-54 | E | | | |
| 21-38 | F | | | |
| 1-20 | G | | | |

The graph shows this property's current and potential energy rating.