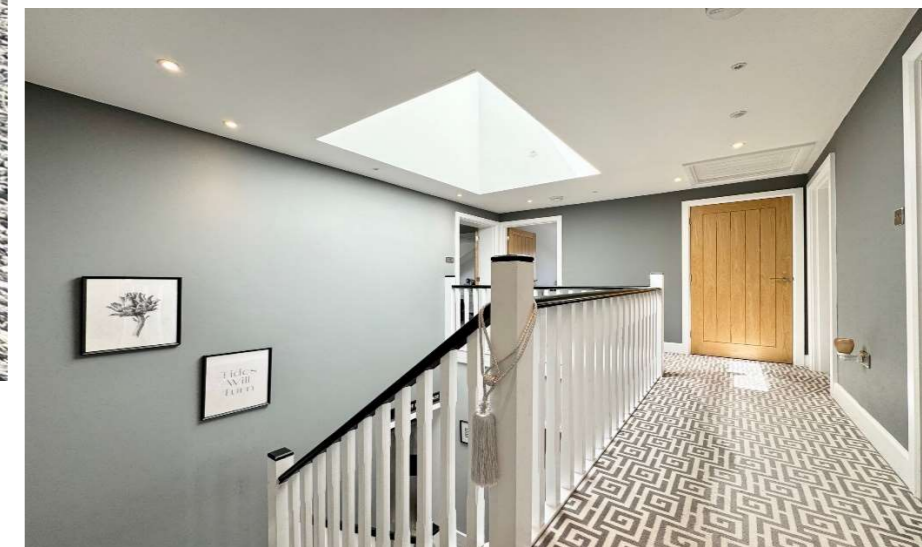


NEVIN  
— & —  
WELLS

*Distinctive Homes*

Established 2002



**Weir Place, Staines-upon-Thames, TW18 3NB**

**£1,100,000 Freehold**

## Weir Place, Staines-upon-Thames, Middlesex, TW18 3NB

Situated in a quiet cul-de-sac, this extensively extended and refurbished detached gated residence offering over 3500sq foot of accommodation. The ground floor offers under floor heating throughout. Open entrance hallway. Lounge, spacious kitchen/dining/family room with two sets of bi-folding doors onto garden, separate utility, office, shower room and separate cloakroom. The first floor offers an open landing with sky light, four piece family bathroom and principle bedroom with walk in dressing room and four piece en-suite. In addition there is an integral garage, detached workshop, large garden and driveway.

Steps up to composite front door to.

### ENTRANCE HALLWAY:

Grey Amtico flooring, doors to all rooms and garage, cupboard housing media centre, further storage cupboard.

### CLOAKROOM:

Low level concealed WC, wash hand basin with storage under, white Merro wall tiled and feature tiled floor.

### LOUNGE:

Front and side aspect double glazed windows concealed electric fireplace with space for wall hung TV over. Carpet flooring

### OFFICE:

Side aspect double glazed window, carpet flooring.

### KITCHEN/DINING /FAMILY ROOM:

Comprising two tone base and eye level units with granite work surface and feature lighting, two fitted double ovens, five ring gas hob with extractor over, double sink with fitted mixer tap and tiled splash back, fitted dishwasher, fitted wine chiller, space for American fridge/freezer. Centre island with raised breakfast bar, walk in larder, two sets of double glazed bi-folding doors overlooking garden.

### SHOWER ROOM:

White Merro wall tiles and feature tiled floor, low level concealed WC, wall hung wash hand basin with storage under, glass enclosed tiled rainfall shower, rear aspect double glazed frosted window.

### UTILITY ROOM:

Porcelain oversize tiled floor, range of eye and base level units with granite work top, fitted sink with mixer tap over, cupboard housing boiler and tank, rear aspect double glazed window. Space for washing machine and tumble dryer.

### LANDING:

Part galleried balustrade landing with doors to all rooms, sky light and loft access

### PRINCIPLE BEDROOM:

Carpet flooring, rear aspect double glazed window, door to:

### EN-SUITE:

Tiled floor and part tiled walls, double vanity wash hand basins with mixer taps over, tile enclosed bath, concealed low level WC, glass enclosed walk in rainfall shower, rear aspect double glazed frosted window, heated towel rail.

### WALK IN DRESSING ROOM:

Range of open fitted wardrobe space, carpet flooring and rear aspect double glazed window

### BEDROOM TWO:

Front aspect double glazed window, carpet flooring

### BEDROOM THREE:

Front aspect double glazed window, carpet flooring

### BEDROOM FOUR:

Front aspect double glazed window, carpet flooring

### BEDROOM FIVE:

Side aspect double glazed window, carpet flooring

### OUTSIDE

### REAR GARDEN:

Fence panel enclosed, raised patio area, lawn area with railway sleeper flower bed.

### INTEGRAL GARAGE:

Electric roller door, light and power.

### DETAACHED WORKSHOP:

Accessed via door, light and power

### DRIVEWAY:

Electronically gated, stone hardstanding with storage for over ten vehicles, railway sleeper boarder

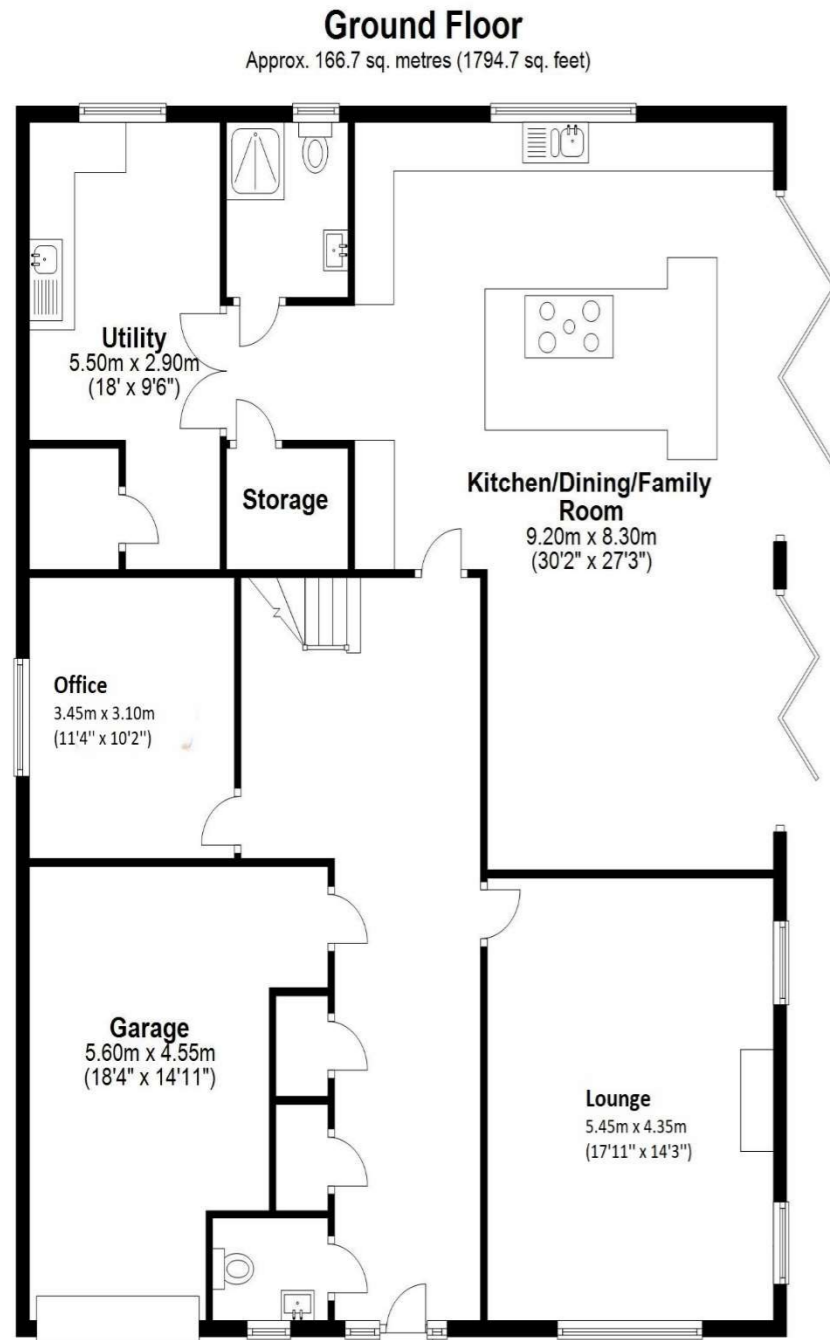
### COUNCIL TAX BAND:

E - Runnymede Borough Council

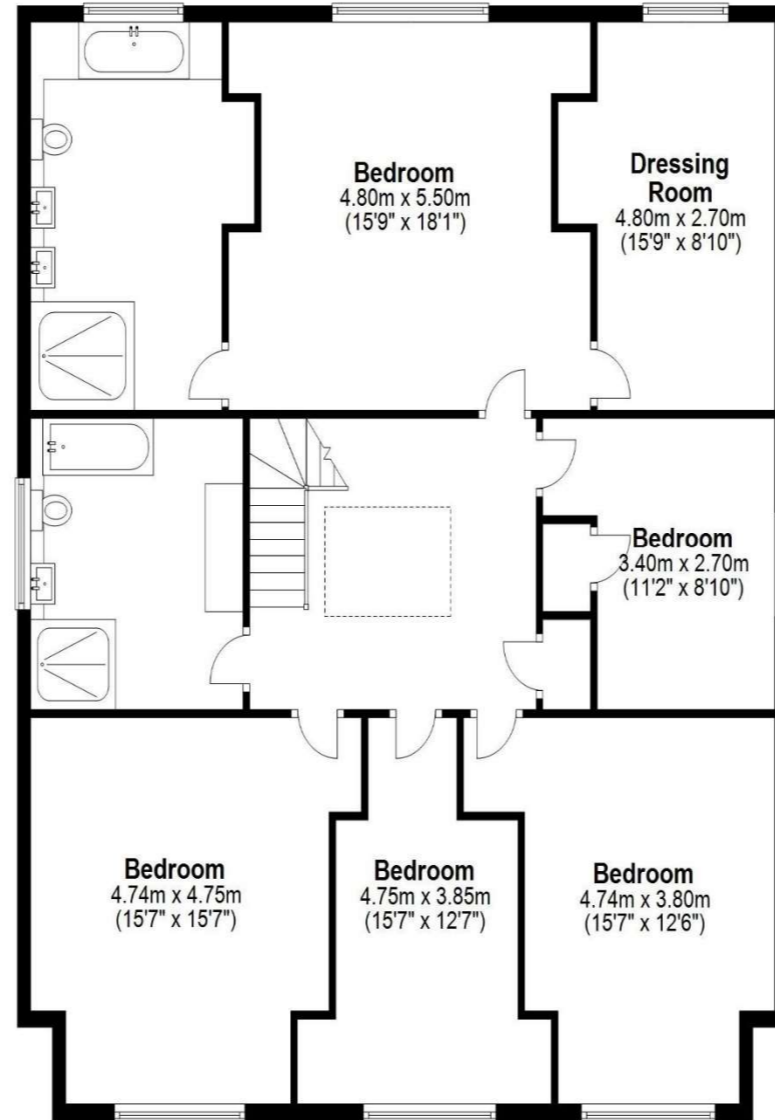
### VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

## FLOORPLAN



**First Floor**  
Approx. 148.7 sq. metres (1600.5 sq. feet)



**Workshop**  
Approx. 15.1 sq. metres (162.5 sq. feet)



Total area: approx. 330.5 sq. metres (3557.7 sq. feet)

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

## EPC

6 Weir Place  
STAINES-UPON-THAMES  
TW18 3NB

Energy rating  
**B**

Valid until  
**6 June 2034**

Certificate number  
**8734-0726-9300-0983-8202**

Property type	Detached house
Total floor area	306 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 B. 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	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

