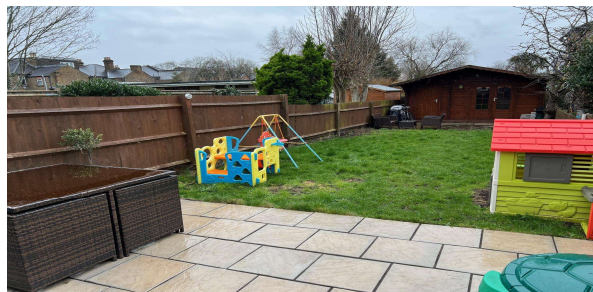
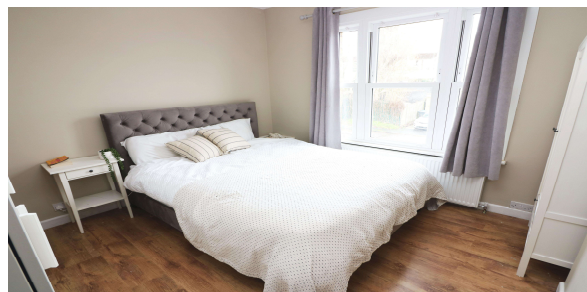




Chandos Road, Middlesex, TW18 3AT

£450,000 Freehold



Situated in a no through road, a superbly presented two bedroom semi-detached Victorian cottage with southerly facing 70ft (21.34m) rear garden. This spacious home offers teal blue kitchen, newly installed white bathroom, feature fireplace, light oak effect flooring, gas central heating and sash style double glazing. Externally there is a neatly landscaped garden with access to detached office / gym. The High Street and Sainsburys superstore are a ten minute walk away.

Chandos Road, Staines Upon Thames, Middlesex, TW18 3AT

Front door to side of property into:-

- LOBBY:** 1.10m x 1.10m (3'8" x 3'8") Original door into lounge. Stairs to first floor.
- LOUNGE:** 3.15m x 3.35m (11' x 10'4") Radiator, feature display fireplace, cupboard housing fuse board and electric meter. Two storage cupboards. Newly replaced sash section double glazed bay window to front.
- DINING ROOM:** 3.35m x 3.15m (11' x 10'4") Radiator, coved cornice ceiling, ceiling rose, light Oak effect floor, under stairs cupboard with light and shelving housing gas meter. Double glazed Sash window to rear.
- KITCHEN:** 4.22m x 2.07m (13'10" x 6'10") Range of Teal blue base and eye level units, polished Silestone work surfaces, matching Silestone splashbacks with an illuminated splashback behind the gas hob, light Oak effect flooring, integrated Neff dishwasher and washing machine, cupboard housing Vaillant gas combi boiler, built-in Neff electric double oven and microwave, four ring gas hob, overhead extractor filter, space for American fridge / freezer, soft close doors and drawers. Villeroy and Boch one and half bowl ceramic butler sink with chrome mixer tap. Double glazed window to side.
- BATHROOM:** 2.54m x 1.98m (8'4" x 6'6") Newly installed white suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, chrome ladder radiator, porcelain tiled floor and walls, panel bath with shower screen and chrome mixer shower over. Dual aspect frosted double glazed windows to side and rear.
- LANDING:** Doors into both bedrooms.
- BEDROOM ONE:** 3.35m x 3.15m (11' x 10'4") New radiator, Oak effect flooring, coved cornice ceiling. Newly replaced sash style double glazed window to rear.
- BEDROOM TWO:** 3.35m x 3.15m (11' x 10'4") Radiator, Oak effect flooring, sash window to front, half-paddle staircase up to:-
- LOFT SPACE:** 3.60m x 3.30m (11'10" x 10'10") Eaves storage, light and power, half paddle staircase. Triple glazed Velux window, fitted carpet.

OUTSIDE

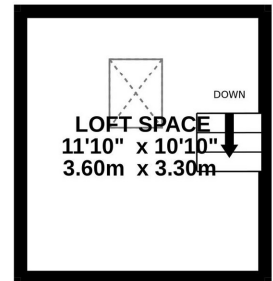
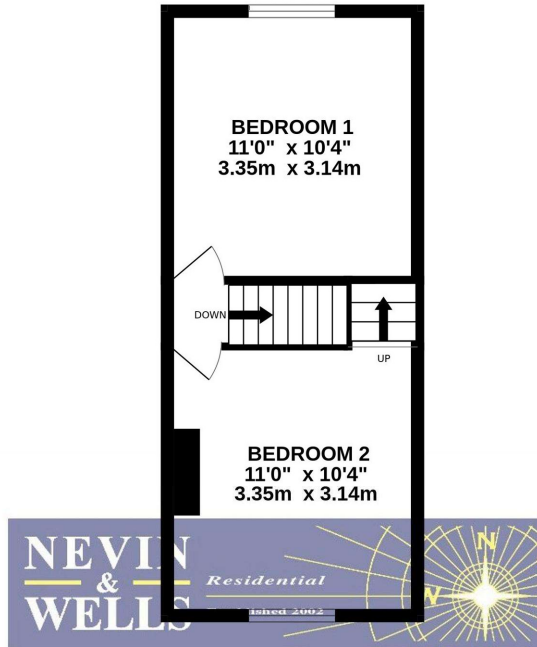
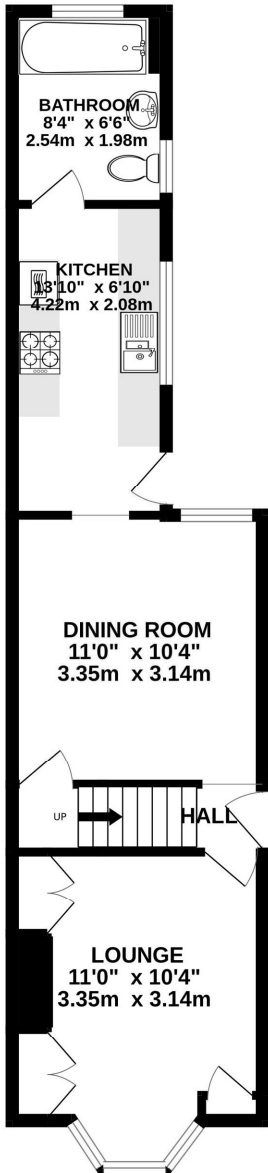
- REAR GARDEN:** Approximately 21.34m (70ft) A mature Southerly garden comprising lawn, large paved patio, outside tap, various flower and shrubs. Side access gate.
- TIMBER OFFICE /
SUMMER HOUSE :** 4.47m x 3.51m (14'8" x 11'6") Electric under floor heating, light and power, tool store. Concrete patio to front.
- FRONT:** Inset shrubs, metal railing to front.
- COUNCIL TAX BAND:** D – 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

GROUND FLOOR

1ST FLOOR

LOFT SPACE


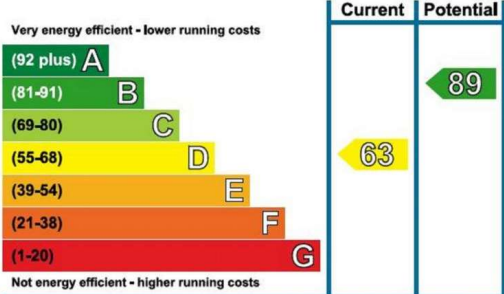


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

Chandos Road, Staines Upon Thames, Middlesex, TW18 3AT

EPC

Energy Performance Certificate		HM Government	
3, Chandos Road, STAINES-UPON-THAMES, TW18 3AT			
Dwelling type:	Semi-detached house	Reference number:	8097-3896-1029-9897-5083
Date of assessment:	11 October 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	11 October 2018	Total floor area:	65 m ²
Use this document to:			
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 			
Estimated energy costs of dwelling for 3 years:			£ 2,019
Over 3 years you could save			£ 783
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 144 over 3 years	
Heating	£ 1,512 over 3 years	£ 903 over 3 years	
Hot Water	£ 276 over 3 years	£ 189 over 3 years	
Totals	£ 2,019	£ 1,236	
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>			
Energy Efficiency Rating			
		<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1 Internal or external wall insulation	£4,000 - £14,000	£ 492	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 126	
3 Low energy lighting for all fixed outlets	£30	£ 78	
See page 3 for a full list of recommendations for this property.			
<p>To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>			