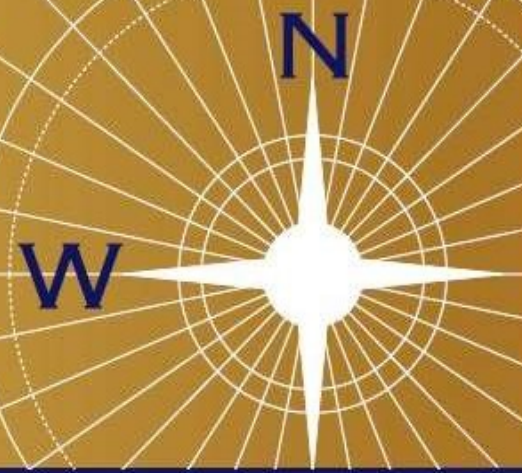


NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



Chandos Road, Staines-upon-Thames, TW18 3AT

£800,000 F/H

Chandos Road, Staines-upon-Thames, Middlesex, TW18 3AT

A versatile four bedroom character home, situated in a 'no through road', ten minutes walk from the High Street. This extended home offers two large reception rooms, open plan kitchen/diner, two bathrooms, study, utility room, dressing room, office and rear annexe. Externally, there is a mature 100ft x 45ft (30.48m x 13.72m) garden and double length garage. Access to local schools, Sainsbury Superstore, River Thames, mainline station and M25 is close at hand.

<u>CANOPY PORCH:</u>	Hardwood front door under, leading into: -
<u>ENTRANCE HALL:</u>	Radiator, stairs to first floor. Stained glass panels to front.
<u>LOUNGE:</u>	Radiator, picture rail, feature fireplace. Bay window to front.
<u>FAMILY ROOM:</u>	Radiator, fitted shelving, cast iron fireplace. Bay window to front.
<u>KITCHEN:</u>	Range of pine panel base and eye level units, tiled work tops, ceramic tiled floor, built in electric double oven and four ring gas hob, overhead extractor filter, radiator, single sink. One and a half bowl stainless steel single drainer sink with chrome mixer tap. Window to rear, under stairs storage cupboard. Open plan into: -
<u>DINING ROOM:</u>	Radiator, ceramic tiled floor, French doors into family room. Window to rear. Door into garage.
<u>INNER HALLWAY:</u>	Door into side access.
<u>STUDY:</u>	Fitted shelving, ceramic tiled floor. Frosted window to rear.
<u>BATHROOM:</u>	Suite comprising low level WC, panel bath with electric mixer shower over, wash hand basin set into vanity unit, ceramic tiled floor, radiator, part tiled walls. Frosted window to rear.
<u>UTILITY ROOM:</u>	Space for washing machine, sink, storage cupboard. Door into rear garden.
<u>ANNEXE ROOM:</u>	Built in wardrobes, radiator. Dual aspect windows to side and rear. Door into rear garden.

<u>LANDING:</u>	Hatch to loft space, built in storage. Window to front.
<u>BEDROOM ONE:</u>	Radiator, built in wardrobes. Bay window to front.
<u>BEDROOM TWO:</u>	Radiator, built in wardrobes. Bay window to front.
<u>BEDROOM THREE:</u>	Radiator, built in wardrobe. Window to rear.
<u>BEDROOM FOUR:</u>	Radiator, built in wardrobe. Window to rear.
<u>DRESSING ROOM:</u>	Built in wardrobes. Open plan into: -
<u>OFFICE:</u>	Radiator. Window to rear.
<u>BATHROOM:</u>	Suite comprising low level WC, bidet. 'his and hers' wash hand basins, panel bath with chrome manual shower over, radiator, part tiled walls. Frosted window to rear.

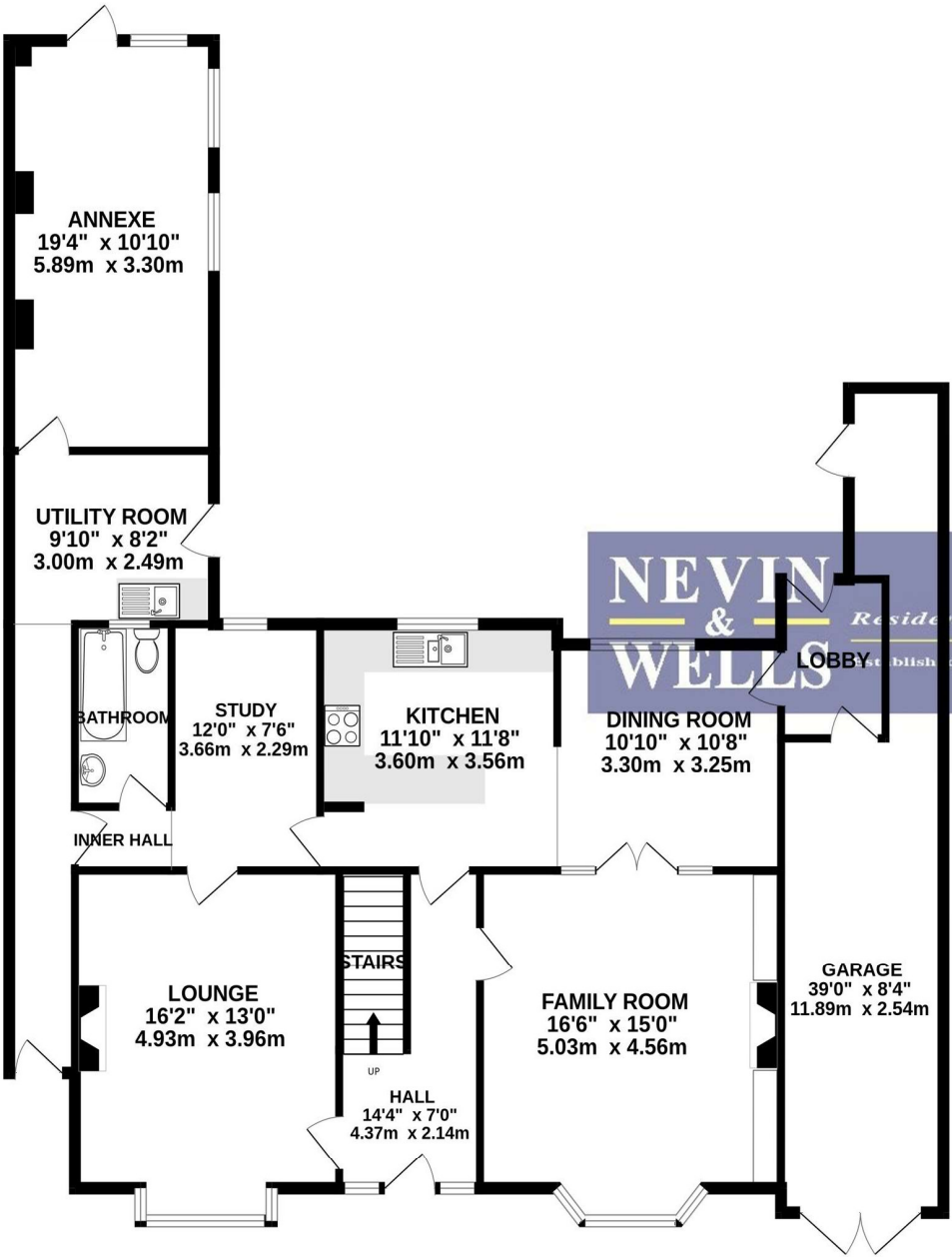
OUTSIDE

<u>DOUBLE LENGTH GARAGE:</u>	Light, power, lobby leading to dining room. Pedestrian door into rear garden. Wooden double doors to front, approached via private driveway.
<u>FRONT GARDEN:</u>	Inset shrubs and timber pergola.
<u>REAR GARDEN:</u>	Approx. 100ft (30.48m) x 45ft (13.72m) A mature East facing garden with stone patio, storage shed, outside tap, lawn, many varied trees and shrubs.
<u>COUNCIL TAX BAND:</u>	F - Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

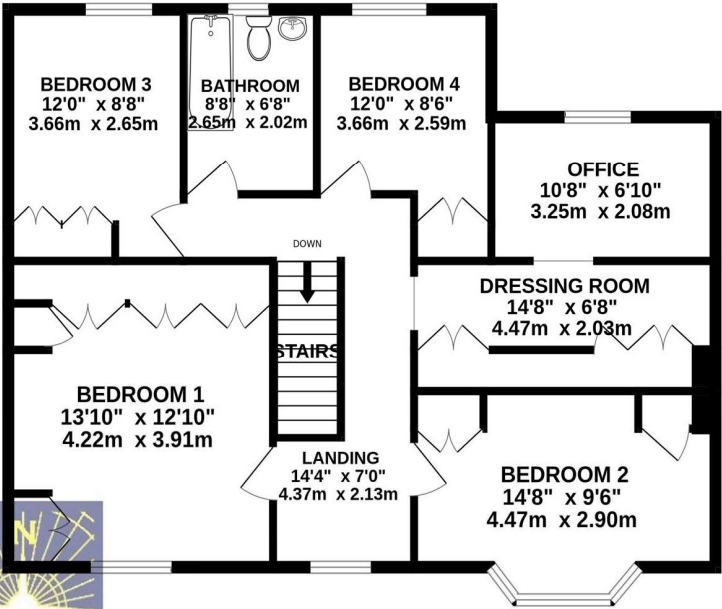


FLOORPLAN

GROUND FLOOR
1558 sq.ft. (144.7 sq.m.) approx.



1ST FLOOR
871 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 2429 sq.ft. (225.7 sq.m.) approx.

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

EPC

24 Chandos Road
STAINES-UPON-THAMES
TW18 3AT

Energy rating
D

Valid until
10 July 2034

Certificate number
2900-4808-0822-5393-3343

Property type	Detached house
Total floor area	235 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 D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		

