

**NEVIN
&
WELLS**

Distinctive Homes

Established 2002



Chertsey Lane, Staines, Middlesex, TW18 3LQ

£900,000 Freehold

Chertsey Lane, Staines upon Thames, Middlesex, TW18 3LQ

Built in 2003, to a traditional construction, a superbly presented family home, off a private lane. This spacious property offers four double bedrooms, two reception rooms, kitchen/breakfast room, study, cloakroom, utility room and three bathrooms (two en-suite). Externally there is a secluded 62ft (18.09m) rear garden, detached garage and driveway parking for several cars. Access to Staines station and High Street shops/restaurants is close at hand. State and private schools are also nearby.

<u>PRIVATE LANE:</u>	Access to front of property.
<u>RECESSED PORCH:</u>	Approached via Yorkstone steps. Hardwood front door.
<u>ENTRANCE HALL:</u>	Radiator, engineered oak floor, under stair cupboard, coved ceiling, stairs to first floor. Double glazed window to front.
<u>STUDY:</u>	Radiator. Engineered oak floor, coved ceiling. Double glazed window to front.
<u>CLOAKROOM:</u>	In white with low level W.C, pedestal wash hand basin, radiator, ceramic tiled floor, extractor fan.
<u>LOUNGE:</u>	Two radiators, coved ceiling, engineered oak floor. Dual aspect double glazed windows to front and rear. Glazed doors into:
<u>DINING ROOM:</u>	Radiator, coved ceiling, engineered oak floor. Double glazed French doors to rear.
<u>KITCHEN/BREAKFAST ROOM:</u>	Range of oak panel base and eye level units, ceramic tiled floor, radiator, coved ceiling, integrated American fridge/freezer, built in electric oven and four ring gas hob, tiled splash back, integrated dishwasher, laminate worktops, stainless steel extractor hood, stainless steel one and half bowl sink unit with chrome mixer tap. Double glazed window to rear. Door to side access. Door into:
<u>UTILITY ROOM:</u>	Storage cupboards, sink unit, space for washing machine and tumble dryer. Double glazed window to front.

<u>LANDING:</u>	Hatch to loft space with folding ladder and light, storage cupboard, airing cupboard housing hot water cylinder, radiator. Part galleried over hall.
<u>BEDROOM ONE:</u>	Radiator. Double glazed window to rear. Door into:
<u>EN-SUITE SHOWER:</u>	In white with low level W.C, wash hand basin, shower cubicle, radiator. Double glazed window to rear.
<u>BEDROOM TWO:</u>	Radiator. Double glazed window to rear. Door into:
<u>EN-SUITE SHOWER:</u>	In white with low level W.C, wash hand basin, shower cubicle, radiator, extractor fan.
<u>BEDROOM THREE:</u>	Radiator, built in wardrobe. Double glazed window to front.
<u>BEDROOM FOUR:</u>	Radiator. Double glazed window to front.
<u>BATHROOM:</u>	In white with low level W.C, pedestal wash hand basin, panel bath, glass shower cubicle, part tiled walls, radiator. Frosted double glazed window to front.

OUTSIDE

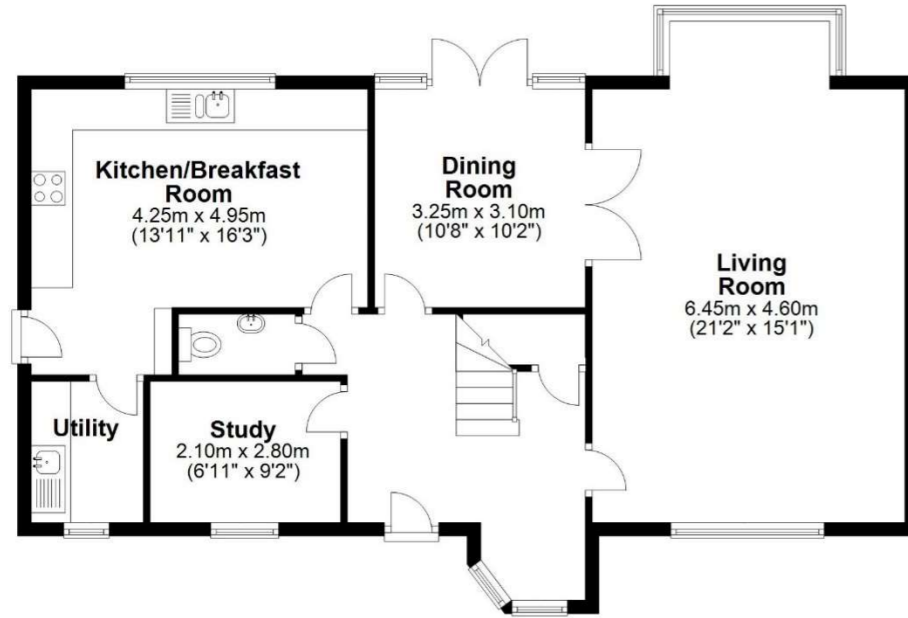
<u>REAR GARDEN:</u>	A mature and secluded East facing garden offering many varied trees and shrubs. There is also a paved patio, outside tap, hidden garden seat and side access gate.
<u>DETACHED GARAGE:</u>	Brick built single garage with light, power and metal up and over door.
<u>FRONT GARDEN:</u>	Inset shrub beds.
<u>DRIVEWAY:</u>	Pea shingled driveway approached via private lane, with space to park several cars.
<u>COUNCIL TAX BAND:</u>	G - 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

EPC

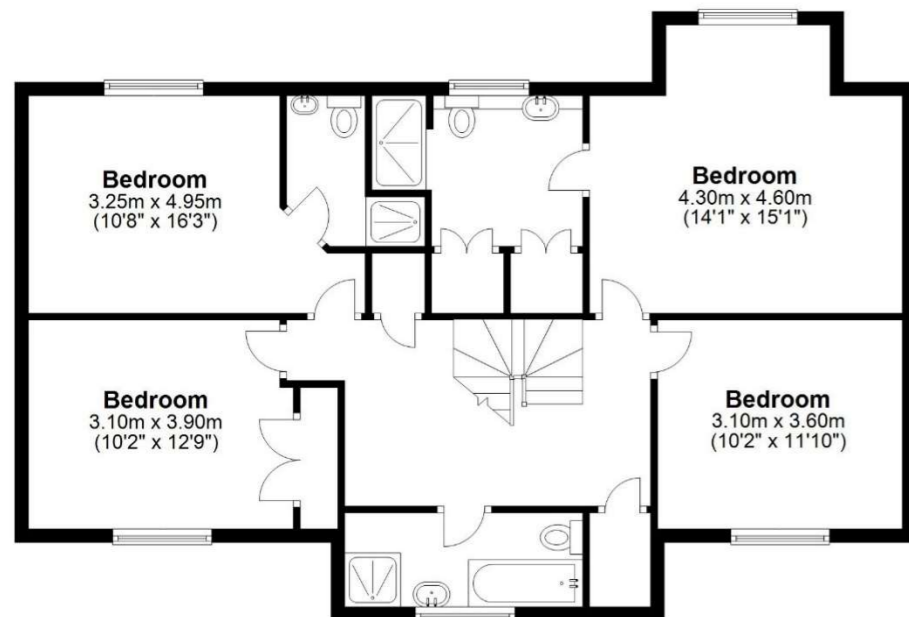
Ground Floor

Approx. 85.7 sq. metres (922.8 sq. feet)



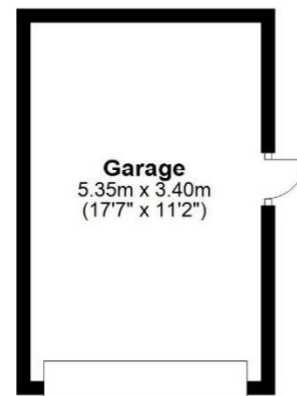
First Floor

Approx. 90.6 sq. metres (975.6 sq. feet)



Garage

Approx. 18.2 sq. metres (195.7 sq. feet)



Total area: approx. 194.5 sq. metres (2094.0 sq. feet)

Energy performance certificate (EPC)

95a Chertsey Lane STAINES-UPON-THAMES TW18 3LQ	Energy rating	Valid until:	22 April 2034
	C	Certificate number:	0380-2577-2340-2224-1751

Property type	Detached house
Total floor area	166 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

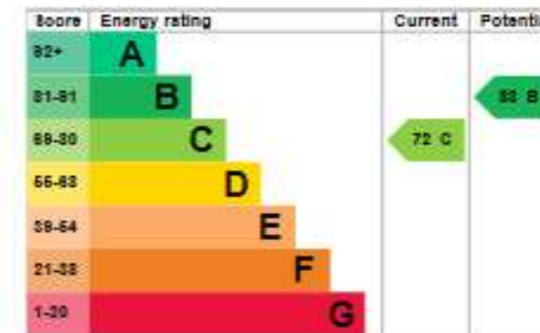
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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

