

# NEVIN & WELLS

*Residential*

Established 2002



**Wendover Road, Staines, TW18 3DD**

**£550,000 Freehold**

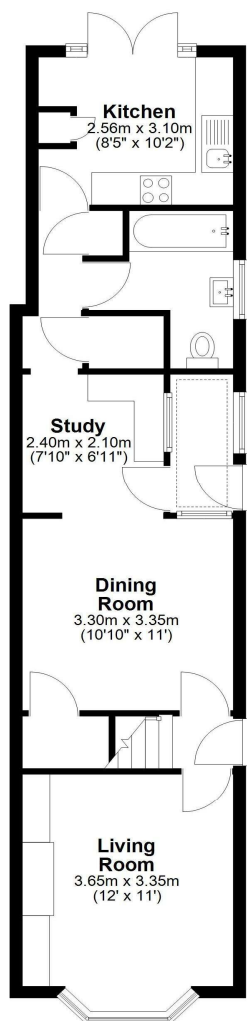


An extended and loft converted four bedroom family home, positioned on long plot sunny 128ft (39.01m) South facing rear garden, backing onto a field. This spacious home offers two reception rooms, study area, utility, modern kitchen and two bathrooms. Access to local schools, shops and recreation park is a five minute walk. Staines mainline station and High Street shopping centres is a fifteen minute walk. This well presented home is available to purchase 'chain free'.

# Wendover Road, Staines-upon-Thames, Middlesex, TW18 3DD

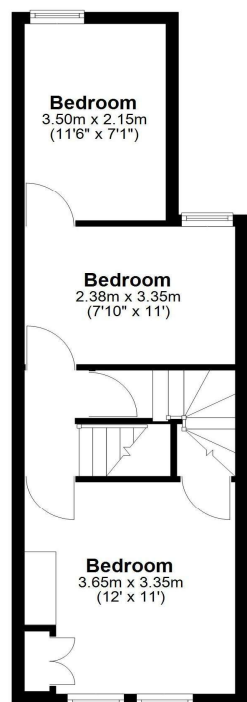
## Ground Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



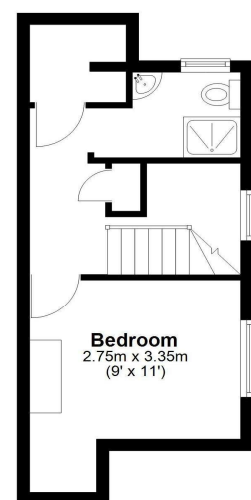
## First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



## Second Floor

Approx. 23.4 sq. metres (251.8 sq. feet)



Total area: 1190.2 sq. feet

66 Wendover Road STAINES-UPON-THAMES TW18 3DD		Energy rating <b>D</b>
Valid until 31 March 2036	Certificate number 0370-2979-6640-2706-9051	

Property type: Semi-detached house  
Total floor area: 107 square metres

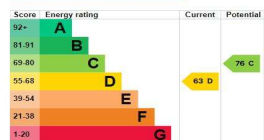
### Rules on letting this property

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 C.

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



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

**REAR GARDEN:** 128ft (39m) A mature South facing garden, backs onto a field

**DRIVEWAY:** Paved parking 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](http://www.nevinandwells.co.uk)



All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.