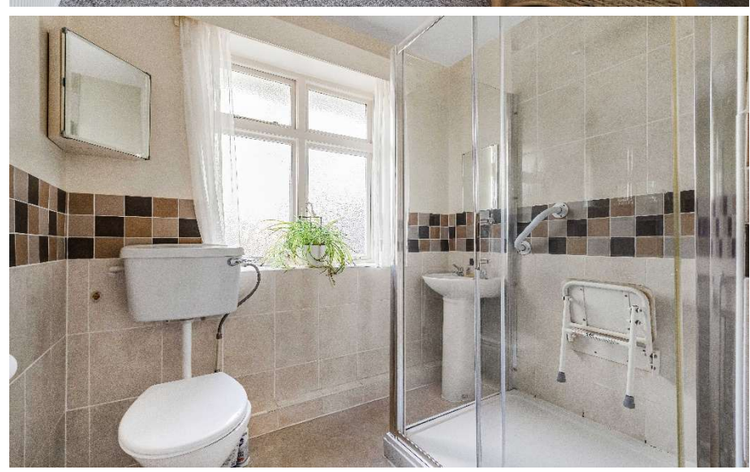
NEVIN & WELLS

Distinctive Homes

Established 2002









Penton Hall Drive, Middlesex, TW18 2HP **O.I.E.O £700,000 F/H**

Penton Hall Drive, Staines-upon-Thames, Middlesex, TW18 2HP

'Southern Pines' is in an unadopted road minutes from the River Thames and private health club. This extended three bedroom bungalow is in one of South Staines most prestigious locations and offers excellent potential for first floor development. Access to local shops, schools and brand new leisure centre is also close at hand. The mainline station and High Street shops are a fifteen minute walk and access to Heathrow Airport and the M25 is a few minutes drive.

CANOPY PORCH: Courtesy light under. Original Oak front door leading to:

ENTRANCE HALLWAY: Radiator, Parquet wood block flooring, storage cupboard, hatch to loft space with folding ladder and light. Leaded light window to front.

N.B: There iis potential to loft convert (S.T.P.P)

LOUNGE/DINING ROOM Radiator, coved cornice ceiling, feature tiled fireplace. Triple aspect leaded light windows. Leaded light French door onto front garden.

KITCHEN: Range of cream and Oatmeal base and eye level units, laminated works tops, tiled splashback, space for fridge freezer, space for washing machine and cooker, storage cupboard housing Worcester Bosch gas combi boiler, over head extractor hood, stainless steel single bowl sink unit with chrome mixer tap. Window to side. Door into:-

GARDEN ROOM: Radiator, wooden pelmet. Dual aspect windows. Door to side garden. Internal door into: -

BEDROOM THREE: Radiator, built in wardrobes. Window to side.

BEDROOM TWO: Radiator, built in wardrobes, Parquet woodblock flooring. Window to side.

BEDROOM ONE: Radiator, built in wardrobes, Parquet woodblock flooring. Window to side.

SHOWER ROOM: White suite comprising low level WC, pedestal wash hand basin, part tiled walls, vinyl flooring, glass shower cubicle housing Mira electric mixer/shower, chrome towel radiator. Frosted window to side.

OUTSIDE

PLOT: **150ft x 80ft (45.72m x 24.38m maximum)** Mature and secluded gardens surrounding the property with many varied trees and shrubs. There are also both brick and timber storage sheds, outside tap and courtesy lighting.

GARGE: Single garage with light and power via private driveway

N.B.: This property has septic tank drainage. There is also residents' access via a private gate onto the towpath of the River Thames.

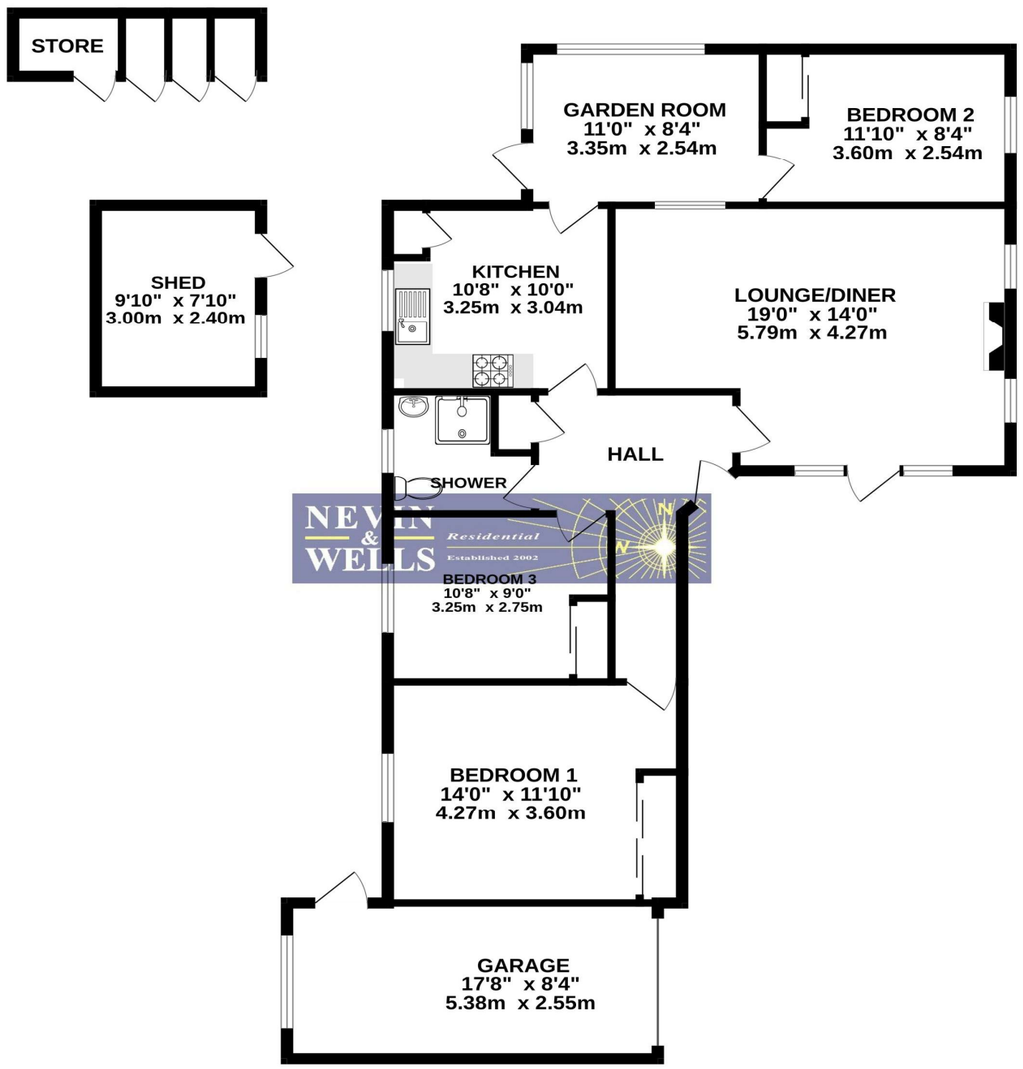
PRIVATE RESIDENTS ASSOCIATION: Annual payment for private road- (To be confirmed.)

COUNCIL TAX BAND: **G –** 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
EPC

GROUND FLOOR
1203 sq.ft. (111.7 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.7 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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Southern Pines
Penton Hall Drive
STAINES-UPON-THAMES
TW18 2HP

Energy rating **D**

Valid until	Certificate number
15 June 2036	9461-3063-6206-5496-5200

Property type	Detached bungalow
Total floor area	98 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 B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

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








Vesper