

NEVIN & WELLS

Distinctive Homes

Established 2002



Cherry Orchard, Staines, TW18 2DE

O.I.E.IO £1,000,000 F/H

Cherry Orchard, Staines-upon-Thames, Middlesex, TW18 2DE

A versatile Edwardian 'Gentry Home' offering an abundance of original features and period charm. The spacious accommodation comprises seven double bedrooms, three reception rooms, kitchen/breakfast room, utility room, four bathrooms and 80ft (24.38m) secluded garden. The attractive canopy porch leads you into the amazing space offered, including the 'filmset' sweeping staircase to the first floor. Access to Staines Preparatory school, new leisure centre and mainline station is a three minute walk.

CANOPY PORCH: Feature tiled step, ornate canopy, original bell pull, carved timber mouldings. Original front door into: -

ENTRANCE HALLWAY: Feature tiled floor, picture rail, plate rails, moulded arch, radiator, under stairs cupboard. Sweeping staircase to first floor.

STUDY: Radiator, stripped pine floorboards, original marble fireplace, picture rail, stepped coving, high skirtings. Sash section bay window to front.

LIVING ROOM: Radiator, feature fireplace with marble hearth, picture rail, stepped coving. Sash window to front. French door with glazed side panels into: -

DINING ROOM: Radiator, stone tiled floor, coved cornice ceiling, glass skylight. Double glazed sliding patio door into rear garden. Door into: -

KITCHEN: Range of shaker style base and eye level units, laminate work tops, radiator, fitted double oven and five ring gas hob, extractor filter, stone tiled floor, integrated dishwasher and fridge, one and a half bowl stainless steel sink with chrome mixer tap. Three sash windows to rear. Door into: -

UTILITY ROOM: Space for washing machine and tumble dryer, wall mounted Vaillant gas boiler, stone tiled floor, access to Albion pressurised hot water cylinder, access to meters. Window to side.

REAR LOBBY: Radiator, stone tiled floor. Door into garden. Door into: -

SHOWER ROOM: In white with low level WC, wash hand basin set into vanity unit, fully tiled walls, stone tiled floor, shower cubicle housing electric mixer/shower, radiator, fan heater, storage shelves. Window to rear.

BREAKFAST ROOM: Feature cast iron fireplace, storage cupboard, opening into kitchen, oak flooring. Open into: -

ENTRANCE VESTIBUL: Radiator, oak flooring. Sash window to side.

GALLERIED LANDING: Stepped coving, stairs to second floor, doors into bedroom one, bedroom two and bedroom three.

BEDROOM ONE: Radiator, picture rail, stepped coving, bay window to front. Feature original cast iron fireplace. Door into:-

EN-SUITE SHOWER ROOM: White suite comprising low level WC, wash hand basin, part tiled walls, shower cubicle housing chrome mixer shower, chrome radiator. Window to side.

BEDROOM TWO: Radiator, picture rail, stepped coving. Window to front.

BEDROOM THREE: Radiator, stepped coving, storage cupboard. Dual aspect windows to side and rear.

CLOAKROOM: In white with low level WC, wash hand basin, part tiled walls. Window to side.

SHOWER ROOM: Tiled shower cubicle housing chrome mixer shower, part tiled walls, chrome radiator, extractor fan.

BATHROOM: White suite comprising low level WC, pedestal wash hand basin, panel bath with chrome mixer tap, radiator, shower cubicle housing chrome mixer shower, part tiled walls, stepped coving, picture rail, tiled floor. Double glazed window to rear.

SECOND LANDING: Storage cupboard, ceiling skylight, window to front, part panelled walls.

BEDROOM FOUR: Radiator, part tiled walls. Double glazed window to front.

BEDROOM FIVE: Radiator, part tiled walls. Double glazed window to side.

BEDROOM SIX: Radiator, part tiled walls. Double glazed window to rear.

BEDROOM SEVEN: Radiator, part tiled walls. Double glazed window to front.

OUTSIDE

REAR GARDEN: **Approx 80ft (24.38m)** A mature and secluded East facing garden with various trees and shrubs, large patio, lawn, outside tap and side access.

DRIVEWAY: Private drive with parking space for three vehicles.

COUNCIL TAX BAND: G - Spelthorne Borough Council

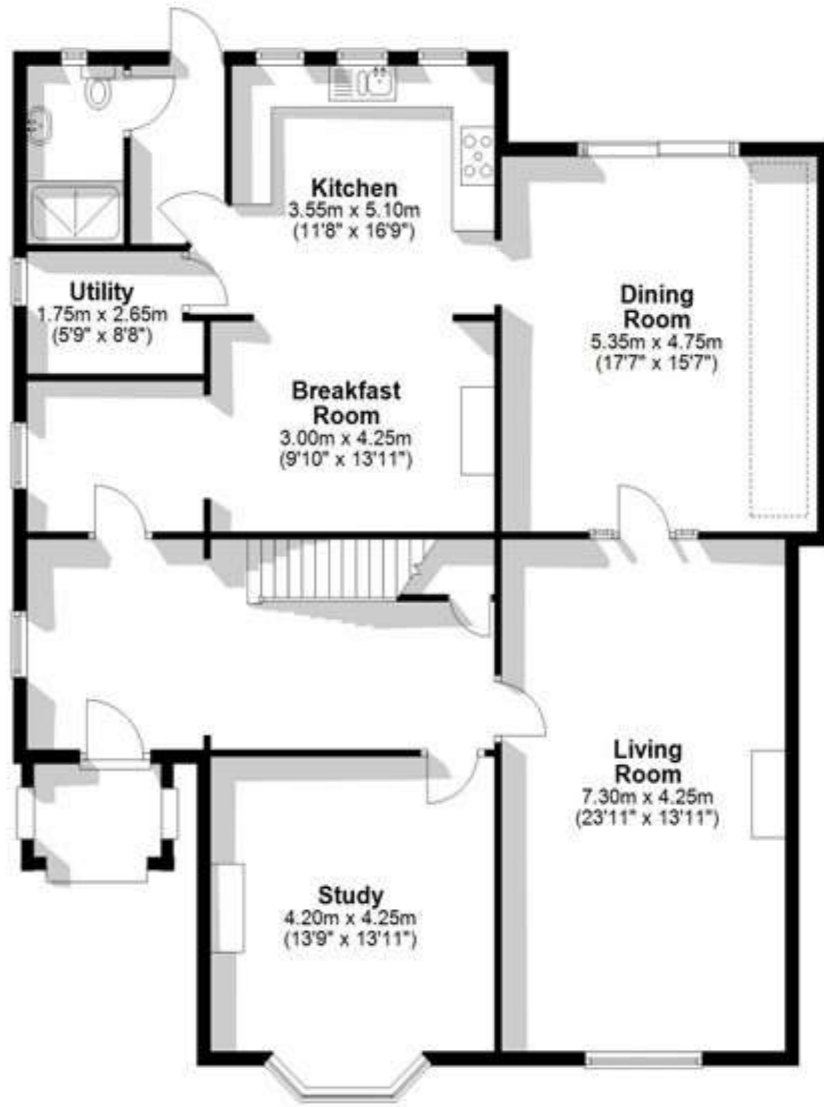
VIEWINGS: **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk**



FLOOR PLAN

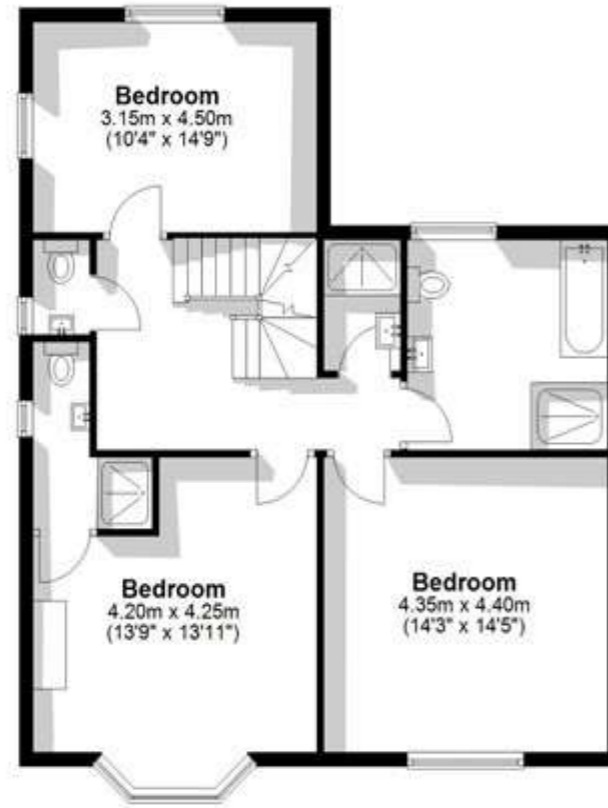
Ground Floor

Approx. 144.8 sq. metres (1558.9 sq. feet)



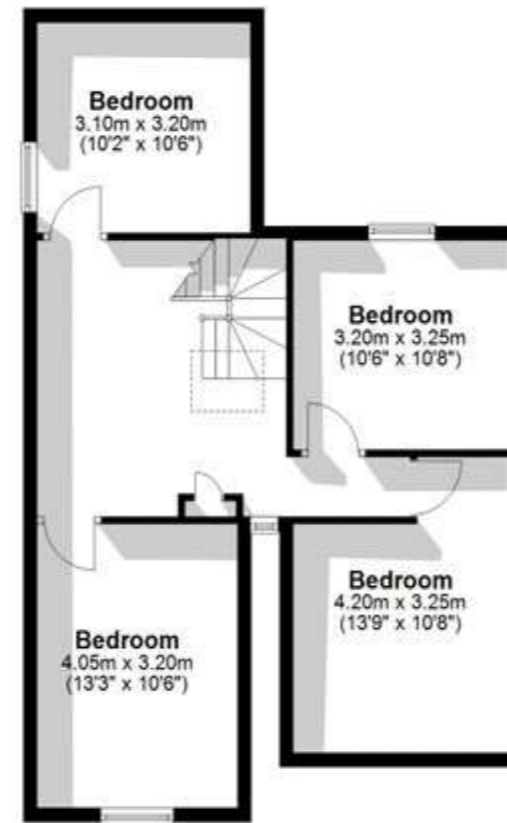
First Floor

Approx. 79.0 sq. metres (850.1 sq. feet)



Second Floor

Approx. 62.2 sq. metres (669.6 sq. feet)



Total area: approx. 286.0 sq. metres (3078.5 sq. feet)

EPC

31 Cherry Orchard STAINES-UPON-THAMES TW18 2DE		Energy rating D
Valid until 22 July 2035	Certificate number 0300-4079-0022-7527-3353	

Property type	Detached house
Total floor area	288 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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.

