



Grosvener Road, Staines, TW18 2RW

£625,000 F/H



An exceptional two bedroom detached bungalow, situated in the area's premier road, minutes from local shop, pub and the River Thames. Offering a large extended dual aspect lounge/diner, gloss white kitchen, luxury white shower room, engineered Bamboo flooring, en-suite cloakroom and feature radiators. Externally there is a landscaped 35ft (10.67m) garden with insulated summer house and attached single garage, via a four car drive.

Grosvenor Road, Staines-upon-Thames, Middlesex, TW18 2RW

Oak front door with courtesy lights to side, leading into: -

**ENTRANCE
HALLWAY:**

Feature vertical radiator, engineered Bamboo flooring, hatch to loft space with electrically operated wooden fold down ladder and light, coved cornice ceiling.

SHOWER ROOM:

Suite comprising WC with concealed flush, suspended wash hand basin, shower cubicle with glass panel housing chrome rainwater head mixer shower. Porcelain tiled floor, chrome radiator, wall mounted storage cabinet, coved cornice ceiling, extractor fan, Quartz stone tiling. Frosted doubled glazed window to rear.

**LOUNGE/DINING
ROOM:**

Under floor heating, engineered Bamboo flooring, coved cornice ceiling, fitted wall mirror. Double glazed window to rear. Double glazed sliding bi-folding door with electric blind.

KITCHEN:

Range of gloss white soft close base and eye level units, porcelain tiled floor, polished Quartz stone worktops, concealed lighting, space for appliances, space for cooker, fitted SMEG extractor hood, cupboard housing gas boiler, space for American fridge/freezer, stainless steel double bowl sink with flexi-head mixer tap, additional utility sink with mixer tap, larder unit. Double glazed window to side. Double glazed Oak stable door into rear garden.

BEDROOM ONE:

Feature radiator, coved cornice ceiling, wall mounted air conditioning unit. Double glazed bay window to front. Oak internal door into: -

EN-SUITE WC:

Low level WC with concealed flush, wash hand basin set onto vanity unit, porcelain tiled floor, storage cupboard housing hot water cylinder and thermostat.

BEDROOM TWO:

Engineered Bamboo flooring, feature vertical radiator, coved cornice ceiling, built in sliding door wardrobe unit. Double glazed window to front.

OUTSIDE

REAR GARDEN:

Approximately 35ft (10.67m). neatly landscaped with stone patio, outside tap, various trees and shrubs, side access. There are two summer Houses, one insulated with light and power. Side access.

PARKING:

Parking space for four vehicles.

**COUNCIL TAX
BAND:**

E - Spelthorne Borough Council

VIEWINGS:

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

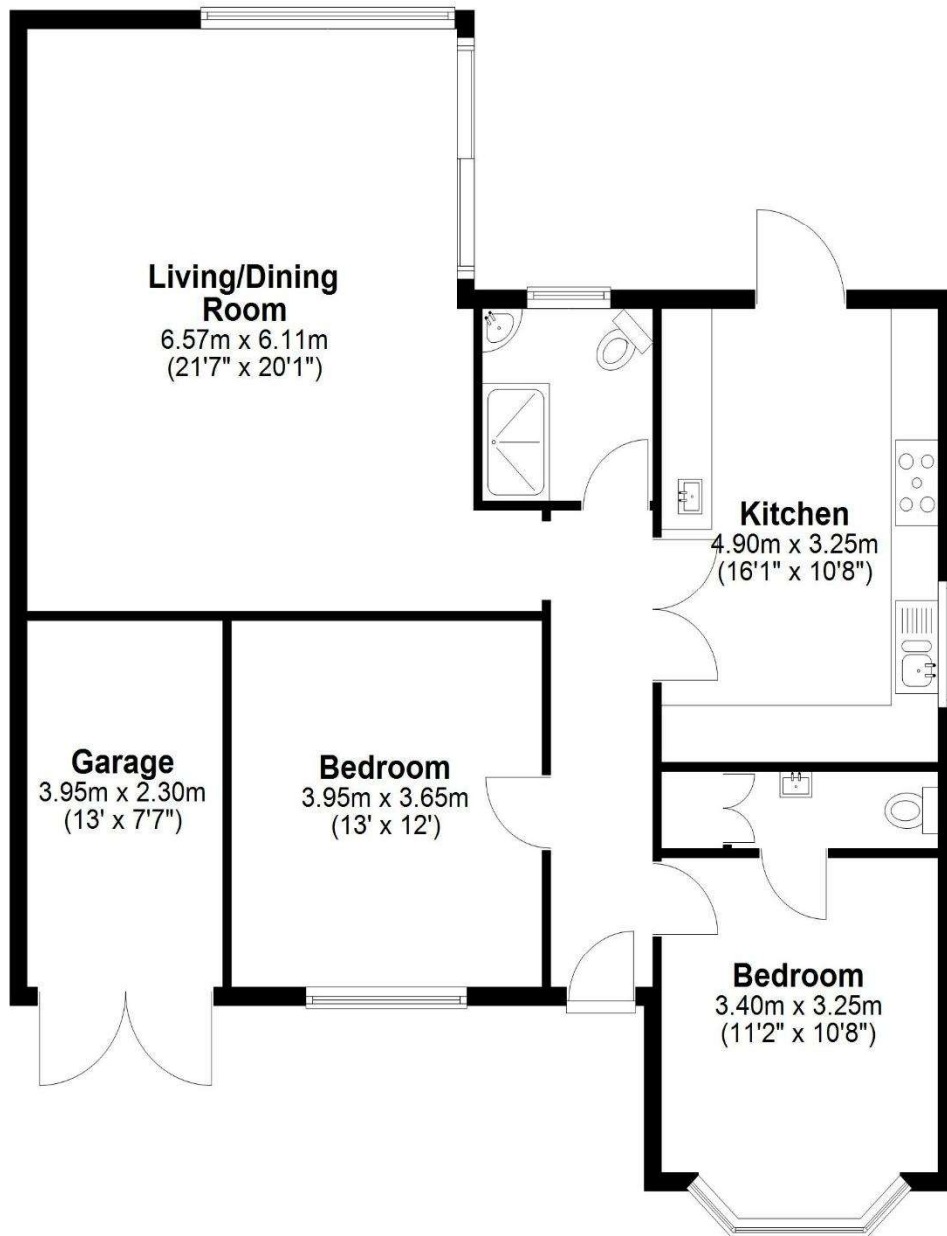


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FLOORPLAN

Ground Floor

Approx. 101.3 sq. metres (1090.0 sq. feet)



Total area: approx. 101.3 sq. metres (1090.0 sq. feet)

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

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EPC

32 Grosvenor Road STAINES-UPON-THAMES TW18 2RW		Energy rating D
Valid until 29 January 2036	Certificate number 3436-4529-8500-0850-8272	

Property type	Detached bungalow
Total floor area	91 square metres

Rules on letting this property

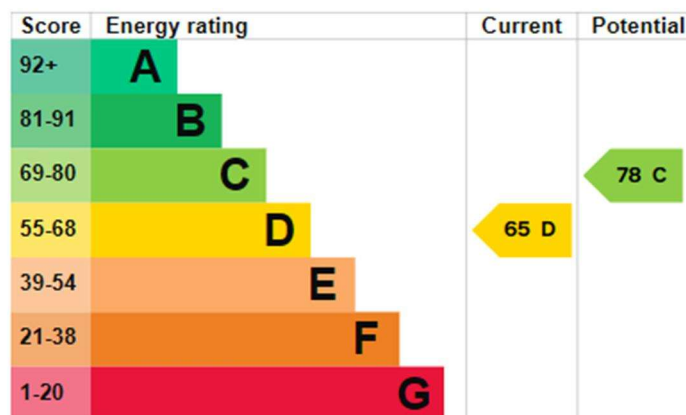
Properties can be let if they have an energy rating from A to E.

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.