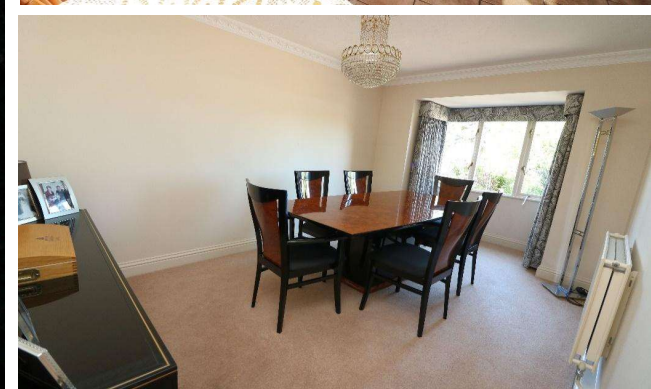
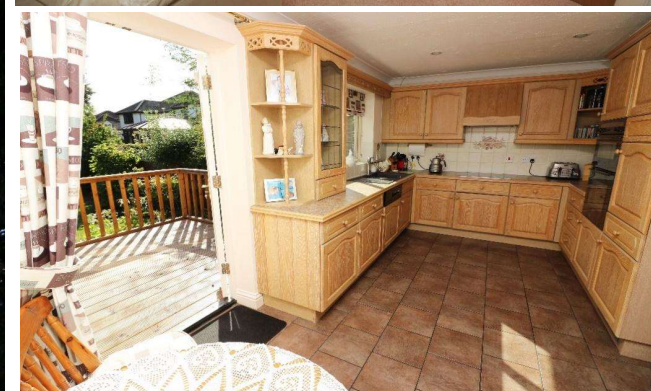


NEVIN & WELLS

Distinctive Homes

Established 2002



Chertsey Lane, Middlesex, TW18 3LF

£775,000 F/H

A substantial four bedroom detached residence, built 25 years ago, situated on a deep plot with parking for several vehicles. This spacious home also offers two reception rooms, kitchen/breakfast room, downstairs cloakroom, utility room and two full bathrooms (one en-suite). To the rear, there is a mature 45ft (13.72m) secluded garden and to the front a large integral garage. Access to Staines upon Thames shopping centre and mainline station is within one mile. **NO ONWARD CHAIN**

Front door leading into:-

**ENTRANCE
HALLWAY:**

5.77m x 2.14m (19' x 7') Radiator, coved ceiling, large coat cupboard with light, stairs to first floor.

UTILITY ROOM:

3.88m x 1.70m (12'8" x 5'6") Storage cupboards, coved ceiling, space for washing machine and tumble drier, part tiled walls, wall mounted Potterton gas boiler, radiator. Double glazed door to side access.

CLOAKROOM:

2.77m x 0.98m (9' x 3'2") In white with low level W.C, wash hand basin, coved ceiling. Frosted double glazed window to side.

DINING ROOM:

4.71m x 2.75m (15'6" x 9') Radiator, coved ceiling. Double glazed bay window to front.

LOUNGE:

5.46m x 3.79m (18' x 12'6") Radiator, coved ceiling, feature marble fireplace housing real flame gas fire. Double glazed French doors onto seating deck.

**KITCHEN/BREAKFAST
ROOM:**

5.05m x 2.87m (16'6" x 9'4") Range of limed oak base and eye level units, laminate worktops, ceramic tiled floor, part tiled walls, integrated Bosch dishwasher, built in Neff electric double oven, integrated Bosch fridge freezer, coved ceiling, fitted Neff halogen hob, overhead extractor hood, concealed lighting, space for breakfast table. One and a half bowl ceramic sink with chrome mixer tap. Double glazed window and French doors over rear seating deck.

BREAKFAST AREA:

Seating area for a small table and chairs.

LANDING:

3.69m x 2.30m (12'2" x 7'6") Radiator, coved ceiling, airing cupboard housing hot water cylinder, hatch to loft space. Double glazed window to front.

BEDROOM ONE:

5.61m x 3.81m (18'4" x 12'6") Radiator, coved ceiling, built in four door wardrobe. Double glazed window to rear. Door into:-

**EN-SUITE
BATHROOM:**

4.00m x 1.95m (13'2" x 6'4") White suite comprising low level W.C, bidet, bath with mixer tap, part tiled walls, coved ceiling, radiator, shower cubicle housing mixer shower, 'His and Hers' wash hand basins set into vanity unit, extractor fan. Double glazed window to front.

BEDROOM TWO:

4.45m x 3.00m (14'8" x 9'10") Radiator, coved ceiling, built in two door wardrobe. Two double glazed windows to rear.

**BEDROOM
THREE:**

4.22m x 3.10m (13'10" x 10'2") Two radiators, coved ceiling, built in three door wardrobe. Dual aspect double glazed windows to front and side.

BEDROOM FOUR:

3.40m x 2.77m (11'2" x 9'2") Radiator, coved ceiling, built in double wardrobe. Double glazed window to front.

BATHROOM:

4.00m x 1.95m (13'2" x 6'4") White suite comprising low level W.C, bidet, bath with mixer tap, part tiled walls, coved ceiling, radiator, extractor fan, wash hand basin, shower cubicle housing mixer shower. Frosted double glazed window to side.

REAR GARDEN:

45ft (13.72m) A mature and well stocked garden with many flowers and shrubs, timber pergola and large seating deck. There is also an outside tap, external light and side access.

DRIVEWAY:

Brick paved driveway with space to park several vehicles.

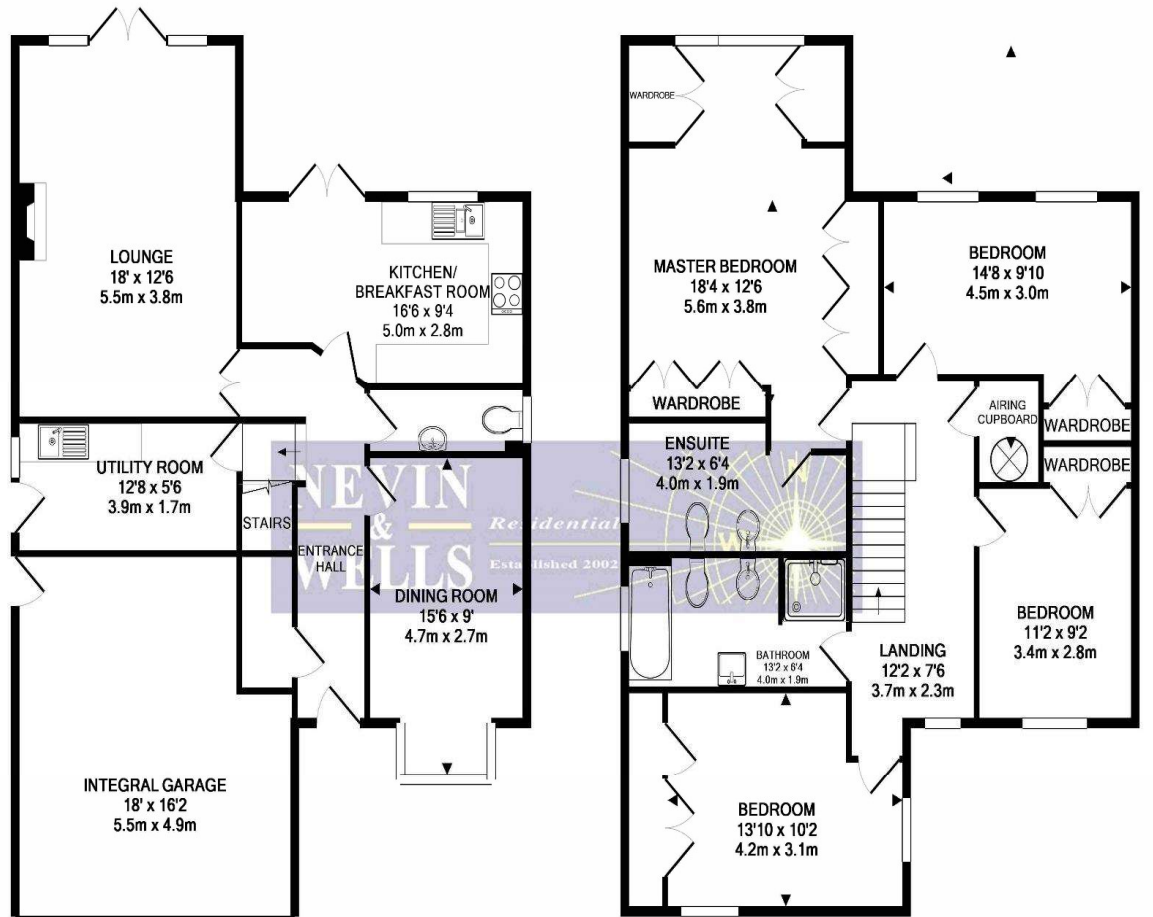
GARAGE:

5.50m x 4.95m (18' x 16'2") Light, power, door to side access. Electric up and over door.

VIEWINGS:

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

FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 980 SQ.FT.
(91.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 900 SQ.FT.
(89.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1940 SQ.FT. (180.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EPC

Energy Performance Certificate



91a, Chertsey Lane, STAINES-UPON-THAMES, TW18 3LF

Dwelling type: Detached house
Date of assessment: 19 September 2019
Date of certificate: 19 September 2019
Reference number: 9218-2017-7271-6661-7964
Type of assessment: RdSAP, existing dwelling
Total floor area: 154 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

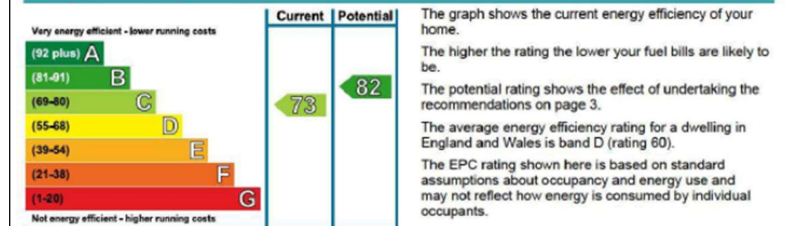
Estimated energy costs of dwelling for 3 years:	£ 2,769
Over 3 years you could save	£ 363

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 291 over 3 years	You could save £ 363 over 3 years
Heating	£ 1,926 over 3 years	£ 1,863 over 3 years	
Hot Water	£ 438 over 3 years	£ 252 over 3 years	
Totals	£ 2,769	£ 2,406	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 105
2 Low energy lighting for all fixed outlets	£20	£ 102
3 Solar water heating	£4,000 - £6,000	£ 162

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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

