



125 Gresham Road, Staines-upon-Thames, Surrey, TW18 2FB

RARELY AVAILABLE EDWARDIAN "HALLS ADJOINING" SEMI-DETACHED CHARACTER PROPERTY SITUATED ALONG THIS SOUGHT AFTER ROAD IDEALLY LOCATED WITHIN MOMENTS OF MAINLINE TRAIN STATION, TOWN CENTRE & THE RIVER THAMES. The property benefits from a spacious lounge, dining room, newly fitted kitchen/breakfast room, downstairs W.C/bathroom, five well-proportioned bedrooms, further family bathroom, large secluded rear garden, off-street parking and no onward chain. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Covered Porch

With glazed door leading to:

Entrance Hall

Light and power points, two radiators, built-in storage cupboards, stairs to first floor.

Downstairs W.C/Bathroom

Side aspect window, panel enclosed bath with shower over, low level W.C, pedestal wash hand basin, radiator, partly tiled walls.

Lounge

Front aspect Bay window, radiator, light and power points, gas-fire place.



Dining Room

Rear and side aspect windows, light and power points, radiator.



Kitchen/Breakfast Room

Side aspect double glazed windows, rear aspect Bifold doors to garden, range of modern fitted units at eye and base level, 1 1/2 bowl sink drainer unit, built-in oven and hob with extractor over, integrated fridge/freezer and washing machine. Partly tiled walls, downlighters, two radiators, cupboard housing boiler.



First Floor

Landing

Light and power points, radiator, built-in storage cupboard, stairs to second floor.

ROOM DESCRIPTIONS

Bedroom 2

Front aspect Bay window, light and power points, radiator.



Bedroom 3

Rear and side aspect windows, light and power points, radiator.



Bedroom 4

Rear aspect double glazed Bay window, light and power points, radiator, cupboard housing hot water tank and boiler.

Bedroom 5

Front aspect Bay window, light and power points, radiator.

Bathroom

Side aspect window, panel enclosed bath, wash hand basin, radiator.

Separate W.C.

Side aspect window, light point, low level W.C.

Second Floor

Bedroom 1

Side aspect double glazed window, light and power points, built-in wardrobe.



Outside

Front Garden

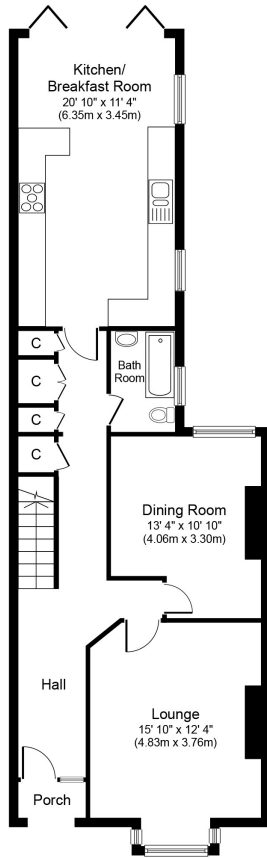
Off-street parking, pathway to front door, gated side access to rear.

Rear Garden

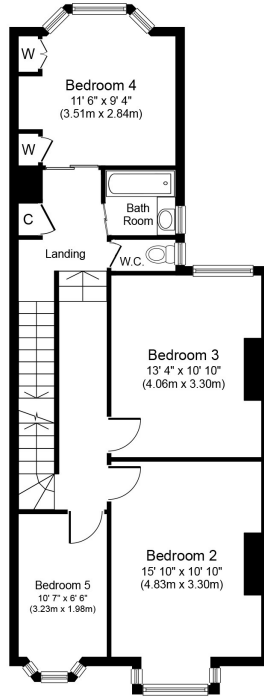
Mainly laid to lawn with shrub borders, hardstanding for timber sheds to rear.



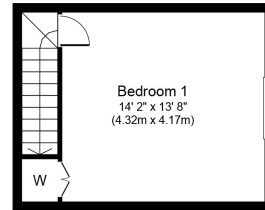
FLOORPLAN



Ground Floor
Approximate Floor Area
819 sq. ft.
(75.1 sq. m.)



First Floor
Approximate Floor Area
702 sq. ft.
(65.2 sq. m.)



Second Floor
Approximate Floor Area
240 sq. ft.
(22.3 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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