



234 Staines Road, Bedfont. TW14 9HG

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Large Front Garden
- Driveway to Rear
- Ownership of Freehold



PROPERTY DESCRIPTION

A unique opportunity to purchase a ground floor corner plot large garden and ownership of freehold! In need to refurbishment throughout, but offered to the market with an up to date gas safety and EICR, driveway and no onward chain. An early viewing is recommended to avoid missing out!



ROOM DESCRIPTIONS

Entrance Hall

Approached via a side aspect UPVC door, laminate flooring and doors to all rooms.

Living Room

3.46m x 4.28m (11' 4" x 14' 1") Front aspect double glazed bay window, laminate flooring and wall mounted radiator.

Kitchen

1.93m x 2.14m (6' 4" x 7' 0") Front aspect double glazed windows, eye and base level units with integrated combi boiler, gas hob, oven, extractor fan and drainage sink.

Bedroom One

2.77m x 3.41m (9' 1" x 11' 2") Rear aspect double glazed windows, laminate flooring and wall mounted radiator.

Bedroom Two

1.91m x 2.29m (6' 3" x 7' 6") Rear aspect double glazed window, laminate flooring and wall mounted radiator.

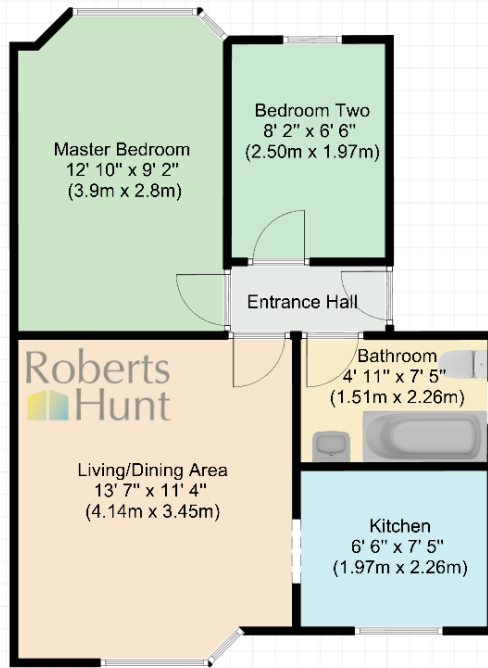
Bathroom

Side aspect double glazed window with frosted glass, bath tub, low level WC, pedestal wash basin and tiled floor/ walls.

Tenure

The property is being sold with the freehold and will extend the lease on completion for mortgage purposes. We recommend you confirm this with your solicitor prior to exchange.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	