



## **2 Prospect Place, Staines-upon-Thames, Surrey, TW18 2DU**

STUNNING FOUR BEDROOM VICTORIAN TOWN HOUSE IDEALLY POSITIONED IN THIS SOUGHT AFTER CLOSE WITHIN MOMENTS OF STAINES TOWN CENTRE, MAINLINE TRAIN STATION & THE RIVER THAMES. The property benefits from a wealth of flexible accommodation and briefly comprises a sitting room, dining room, modern fitted kitchen, lounge with Bi-fold doors to Garden, downstairs W.C/shower room, four double bedrooms, modern white bathroom suite and private rear garden. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

---

**Partly glazed door leading to:**

### **Entrance Hall**

Light and power points, radiator, stairs to first floor and doors to:

### **Sitting Room**



Front aspect UPVC double glazed window, light and power points, radiator, built-in shelving, cupboard housing fuseboard.

### **Dining Room**



Rear aspect glazed doors to Courtyard, light and power points, radiator, understairs storage cupboard, feature fireplace.

### **Kitchen**



Side aspect UPVC double glazed window, range of fitted units at eye and base level, 1 1/2 bowl sink drainer unit, built-in oven and hob with extractor over, radiator, space for washing machine and dryer, integrated dishwasher and fridge/freezer.

### **Lounge**



Rear aspect double glazed Bi-fold doors to Garden, light and power points, radiator, TV point, roof lantern.

### **Shower Room**

Built-in shower, low level W.C, wash hand basin, heated towel rail, partly tiled walls, recessed downlighters, extractor.

### **First Floor**

#### **Landing**

Light and power points, stairs to second floor landing, doors to:



## ROOM DESCRIPTIONS

---

### Bedroom 1



Front aspect UPVC double glazed window, light and power points, radiator, built-in wardrobes.

### Bedroom 2

Rear aspect UPVC double glazed window, light and power points, radiator, built-in wardrobes.

### Bathroom



Rear aspect UPVC double glazed window, panel enclosed bath, low level W.C, built-in shower unit, wash hand basin, partly tiled walls, heated towel rail, light point, cupboard housing boiler.

### Second Floor

#### Bedroom 3



Rear aspect UPVC double glazed window, radiator, light and power points, recessed downlighters.

#### Bedroom 4



Front aspect UPVC double glazed window, radiator, light and power points, downlighters.

## ROOM DESCRIPTIONS

---

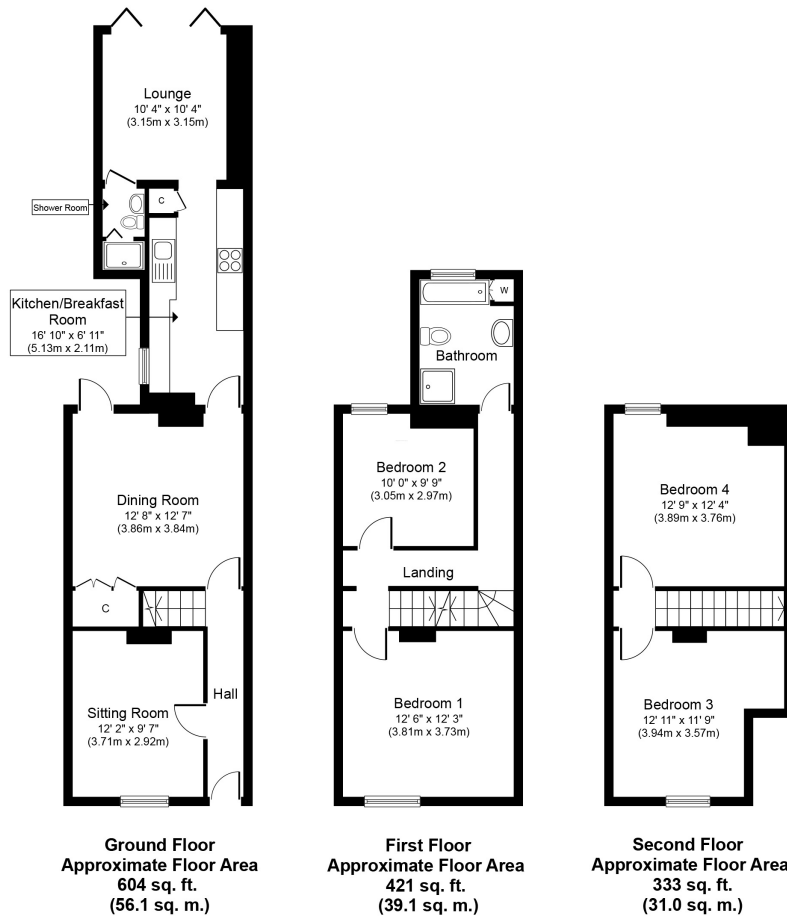
### Outside

#### Rear Garden



Decking area nearest to house, mainly laid to lawn, enclosed by wood-panel fencing and brick wall, rear gate.

# FLOORPLAN



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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)