



122 Church Street, Staines-upon-Thames, Surrey, TW18 4ZB

STUNNING TWO BEDROOM CHARACTER COTTAGE SITUATED ALONG MUCH SOUGHT AFTER ROAD LOCATED JUST OFF THE HIGH STREET & WITHIN EASY WALKING DISTANCE OF TWO RIVERS. The property has just been extensively refurbished throughout and now benefits from a spacious lounge, luxury kitchen/diner with breakfast island and French doors to rear garden, two well proportioned bedrooms, luxury fitted bathroom and private rear garden. No Onward Chain. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Hardwood front door.

Kitchen/Diner

Rear aspect UPVC double glazed French doors to Garden, range of newly fitted units at eye and base level, Granite worktops, sink drainer, built-in oven and hob with extractor over, integrated fridge/freezer, washing machine and dishwasher. Recessed downlighters, breakfast bar island, radiator, stairs to first floor.



Lounge

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



First Floor

Landing

Recessed downlighters, doors to:

Bedroom 1

Front aspect Sash window, light and power points, radiator, wood-style laminate flooring, downlighters, access to loft space.



Bedroom 2

Rear aspect UPVC double glazed window, light and power points, radiator, wood-style laminate flooring, recessed downlighters.

ROOM DESCRIPTIONS

Bathroom

Rear aspect UPVC double glazed window, panel enclosed bath with shower over, low level W.C, wash hand basin inset to cabinet, heated towel rail, tiled walls, tiled floor, downlighters.



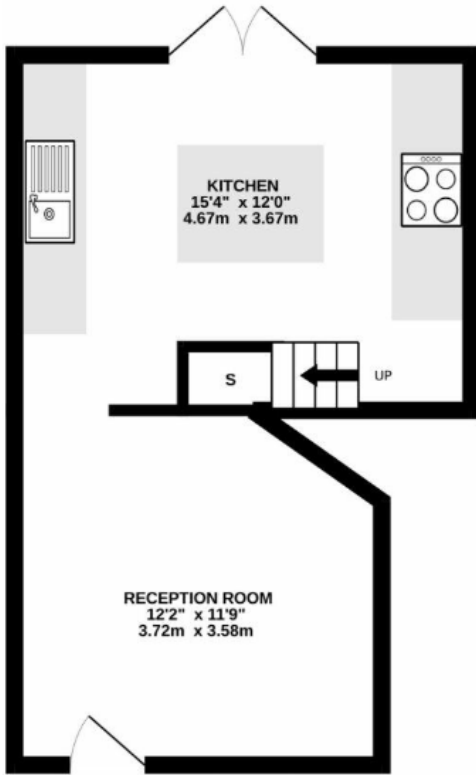
Outside

Rear Garden

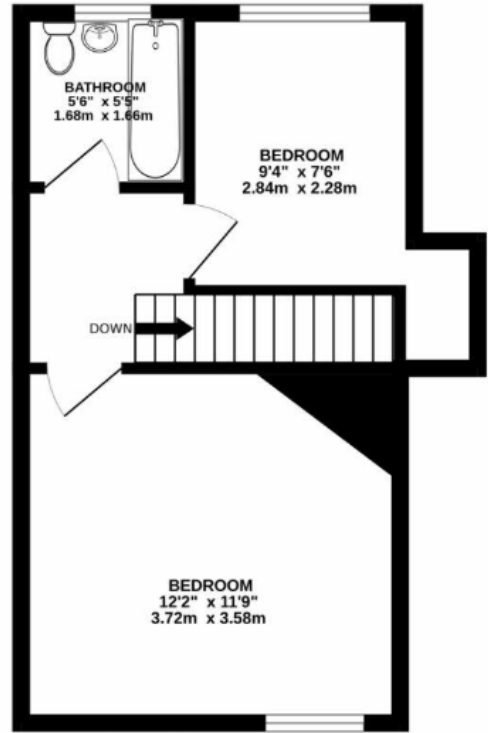
Paved patio area nearest to property, gravel area, gated side access.

FLOORPLAN

GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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