



GREGORY BROWN
RESIDENTIAL SALES & LETTINGS

£385,000

FOR SALE



Laleham Road, Staines-upon-Thames, Surrey. TW18 2DS

WELL PRESENTED AND SPACIOUS CHARACTER PROPERTY IDEALLY LOCATED WITHIN MOMENTS OF STAINES TOWN CENTRE AND RIVER THAMES. The property benefits from a spacious lounge, modern kitchen/diner, two double bedrooms, modern white bathroom suite and secluded rear garden. Viewings Highly Recommended!

Gregory Brown

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ROOM DESCRIPTIONS

Double glazed door leading to:

Entrance Hall

Light point, single radiator, rear aspect UPVC double glazed door to garden, stairs to first floor and doors to:

Lounge

Front aspect UPVC double glazed Bay window, light and power points, double radiator, wood-style laminate flooring, feature fireplace with tiled surround.



Kitchen/Diner

Rear aspect UPVC double glazed window, range of fitted units at eye and base level, sink drainer sink unit, built-in oven and hob, space for washing machine, dishwasher and fridge/freezer. Double radiator, wall mounted boiler.



Bathroom

Rear aspect UPVC double glazed windows, panel enclosed shower bath, low level W.C, wash hand basin inset to cabinet, tiled walls, light point.



First Floor

Landing

Doors to Bedrooms, door to Loft Room.

Bedroom 1

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



Bedroom 2

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



ROOM DESCRIPTIONS

Second Floor

Loft Room

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

Outside

Front Garden

Mainly laid to gravel with pathway to front door.

Rear Garden

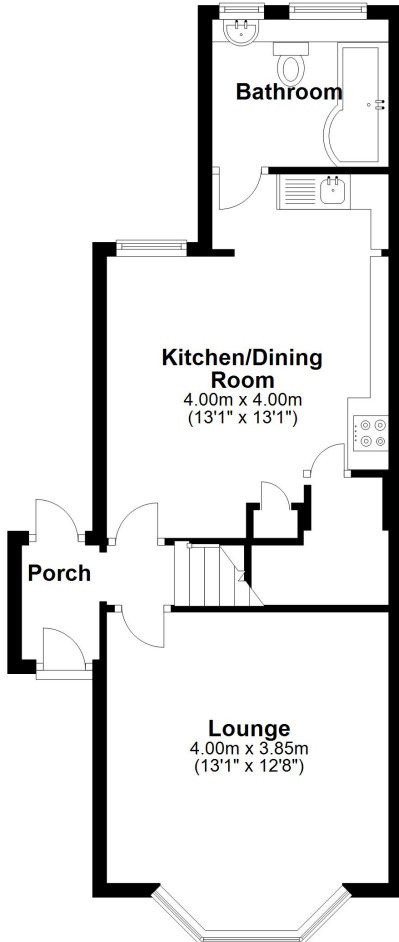
Gravel area with paved pathway. Timber shed, outside tap.



FLOORPLAN

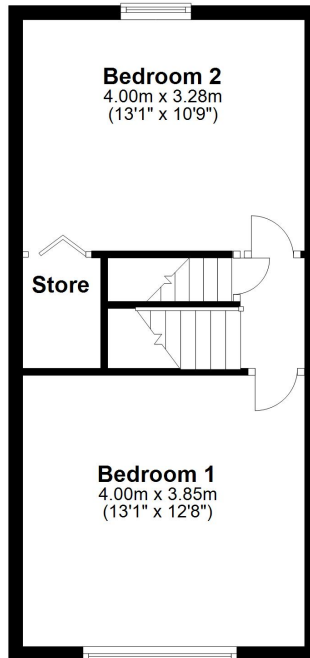
Ground Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



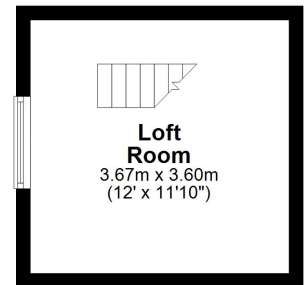
First Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



Second Floor

Approx. 13.2 sq. metres (142.1 sq. feet)



Total area: approx. 95.2 sq. metres (1025.0 sq. feet)