



**GREGORY BROWN**  
RESIDENTIAL SALES & LETTINGS

OIEO £800,000 Freehold  
**FOR SALE**



## **16 Blackett Close, Staines- upon-Thames, Surrey, TW18**

### **3NW**

STUNNING FOUR BEDROOM, TWO BATHROOM DETACHED HOUSE SITUATED ALONG MUCH SOUGHT AFTER CLOSE ON EXTENSIVE CORNER PLOT OFFERING GREAT SCOPE FOR EXTENSION (S.T.R.P.P). The property benefits from a spacious luxury fitted kitchen, large lounge leading to dining room and conservatory, downstairs W.C, four well-proportioned bedrooms (en-suite to Bedroom 1), further white bathroom suite, double garage and driveway, extensive gardens to rear and side. Viewings Highly Recommended!

**Gregory Brown**

127a, High Street, Staines-upon-Thames, TW18 4PD

01784 451458

staines@gregory-brown.co.uk

## ROOM DESCRIPTIONS

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### Covered Porch

With Composite double glazed door leading to:

### Entrance Hall

Light and power points, laminate wood-style flooring, built-in storage cupboard, stairs to first floor and doors to:

### Downstairs W.C.

Front aspect UPVC double glazed window, low level W.C, wash hand basin, partly tiled walls, radiator, laminate wood-style flooring.

### Lounge

Front aspect UPVC double glazed window, feature fireplace, radiator.



### Dining Room

Rear aspect doors to Conservatory, radiator, light and power points, laminate wood-style flooring.



### Conservatory

Double glazed doors leading to Garden, light point.



### Kitchen/Breakfast Room

Rear aspect UPVC double glazed window, range of modern fitted units at eye and base level, Granite worktops, built-in double oven and 5-ring gas hob with extractor over, sink drainer, integrated dishwasher, space for American-style fridge/freezer, recessed downlighters, power points, large understairs storage cupboard.



### First Floor

#### Landing

Light and power points, access to loft space, doors to:

## ROOM DESCRIPTIONS

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### Bedroom 1

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



### Bedroom 3

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



### En-suite Shower Room

Front aspect UPVC double glazed window, fully tiled corner shower cubicle, twin wash hand basins, low level W.C, downlighters, partly tiled walls.



### Bedroom 4

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



### Bedroom 2

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



### Bathroom

Rear aspect UPVC double glazed window, white bathroom suite comprising panel enclosed bath with shower over, low level W.C, pedestal wash hand basin, heated towel rail, partly tiled walls, tiled floor.



## ROOM DESCRIPTIONS

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### Outside

#### Double Garage (Currently used as Gym)

With twin roller doors accessing storage area to front. Two rear aspect UPVC double glazed windows, light and power, range of built-in storage cupboards, side aspect UPVC double glazed door.



#### Front Garden

Double-driveway to garage, lawn area with flower and shrub beds, pathway to front door, gated access to rear.

#### Rear Garden

Paved patio area nearest to house, mainly laid to lawn with flower and shrub borders, light and tap. Pathway to Garage & Side Garden.



### Side Garden

Large gravel area, flower and shrub borders, lawn area with Patio.

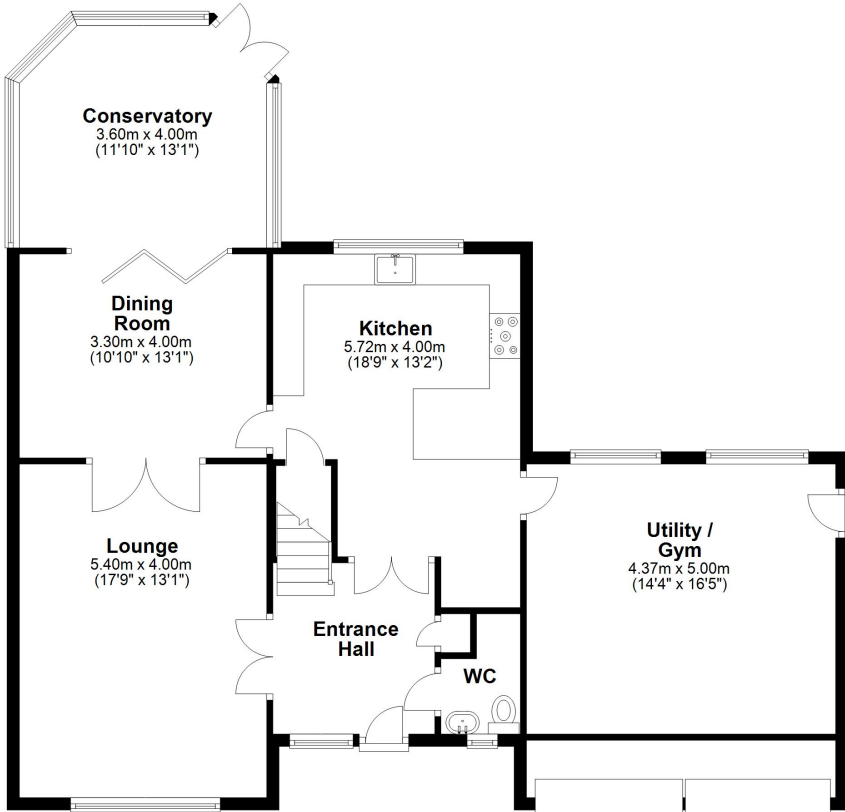


# FLOORPLAN



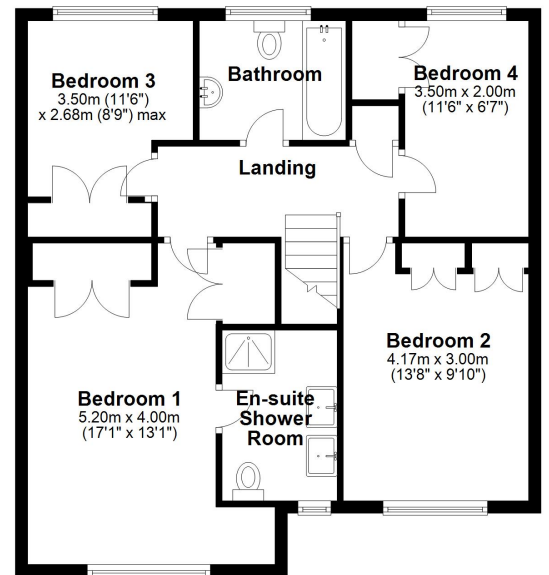
## Ground Floor

Approx. 108.4 sq. metres (1167.3 sq. feet)



## First Floor

Approx. 67.1 sq. metres (722.0 sq. feet)



Total area: approx. 175.5 sq. metres (1889.3 sq. feet)