



GREGORY BROWN
RESIDENTIAL SALES & LETTINGS

£415,000 Freehold
FOR SALE



Manor Place, Staines-upon-Thames, Surrey, TW18 1AE

CHARMING CHARACTER COTTAGE LOCATED ALONG MUCH SOUGHT AFTER NO-THROUGH ROAD IDEALLY POSITIONED WITHIN MOMENTS OF TOWN CENTRE & MAINLINE TRAIN STATION. The property benefits from a spacious lounge/diner, modern fitted kitchen, three well-proportioned bedrooms, modern white bathroom suite and secluded rear garden. Viewings Highly Recommended.

Gregory Brown

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ROOM DESCRIPTIONS

Double glazed Stable-door leading to:

Lounge/Diner

Front aspect double glazed window, two radiators, laminate wood-style flooring, large understairs storage cupboard, UPVC double glazed door to garden, stairs leading to first floor.



Kitchen

Side aspect UPVC double glazed window, range of modern fitted units at eye and base level, wooden worktops, Belfast sink, built-in oven and hob with extractor, integrated fridge/freezer and dishwasher. Space for washing machine, light and power points.



Bathroom

Two rear aspect UPVC double glazed windows, modern white bathroom suite comprising panel enclosed bath with shower over, low level W.C & wall mounted wash hand basin. Heated towel rail, recessed downlighters, partly tiled walls, built-in storage cupboard.



First Floor

Landing

Light and power points, built-in storage cupboard, access to loft space and doors to:

ROOM DESCRIPTIONS

Bedroom 1

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



Bedroom 2

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



Bedroom 3

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



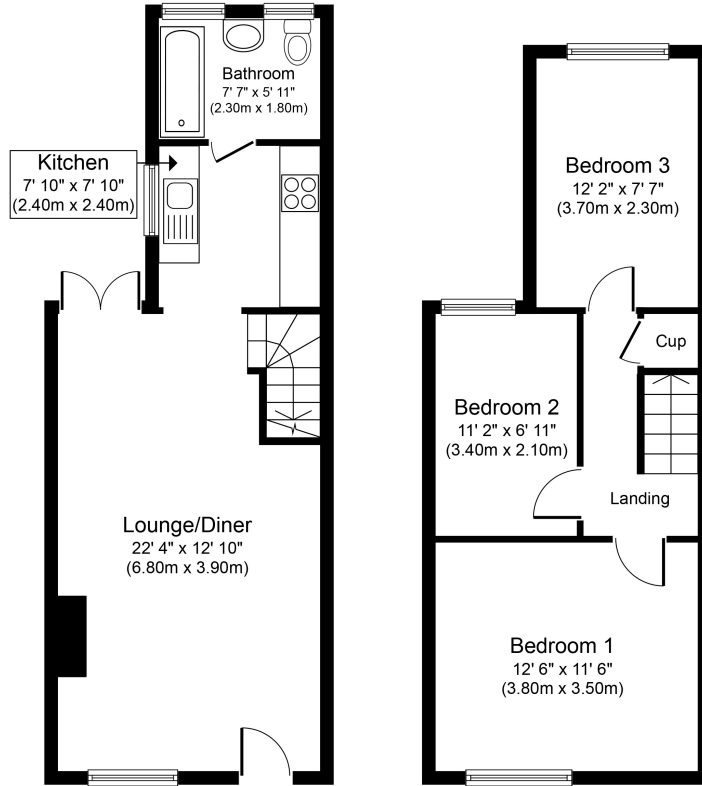
Outside

Rear Garden

Raised decking area nearest to property with Pergola, outside light and tap, artificial lawn area, hardstanding for timber shed.



FLOORPLAN



Ground Floor
Approximate Floor Area
399 sq. ft.
(37.1 sq. m.)

First Floor
Approximate Floor Area
384 sq. ft.
(35.6 sq. m.)

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.

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