



22 Garrick Close, STAINES- UPON-THAMES. TW18 2PQ

SPACIOUS THREE BEDROOM PROPERTY SITUATED ALONG MUCH SOUGHT AFTER CLOSE IDEALLY POSITIONED FOR TOWN CENTRE, LOCAL SHOPS & THE RIVER THAMES. The property benefits from a spacious lounge/diner, separate fitted kitchen, downstairs W.C, three well proportioned bedrooms, bathroom, secluded rear garden and double garage. No Onward Chain. Viewings Highly Recommended!

ROOM DESCRIPTIONS

UPVC double glazed door leading to:

Double Garage

With metal up and over door.

Entrance Hall

Light and power points, single radiator, wood-style laminate flooring, stairs to first floor.

Downstairs W.C.

Front aspect UPVC double glazed window, low level W.C, wash hand basin, light point, tiled floor.

Lounge/Diner

Front aspect UPVC double glazed window, light and power points, TV point, wood-style laminate flooring, understairs storage cupboard, rear aspect UPVC double glazed sliding patio door.

Kitchen

Rear aspect UPVC double glazed window, range of fitted units at eye and base level, roll edged worktops, sink drainer unit, space for washing machine, cooker and dishwasher. Boiler, UPVC double glazed door to Garden.

First Floor

Landing

Light point, doors to:

Bedroom 1

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

Bedroom 2

Rear aspect UPVC double glazed window, light and power points, single radiator, wood-style laminate flooring, built-in wardrobes.

Bedroom 3

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

Bathroom

Front aspect UPVC double glazed window, panel enclosed bath, low level W.C, wash hand basin, cupboard housing hot water tank.

Outside

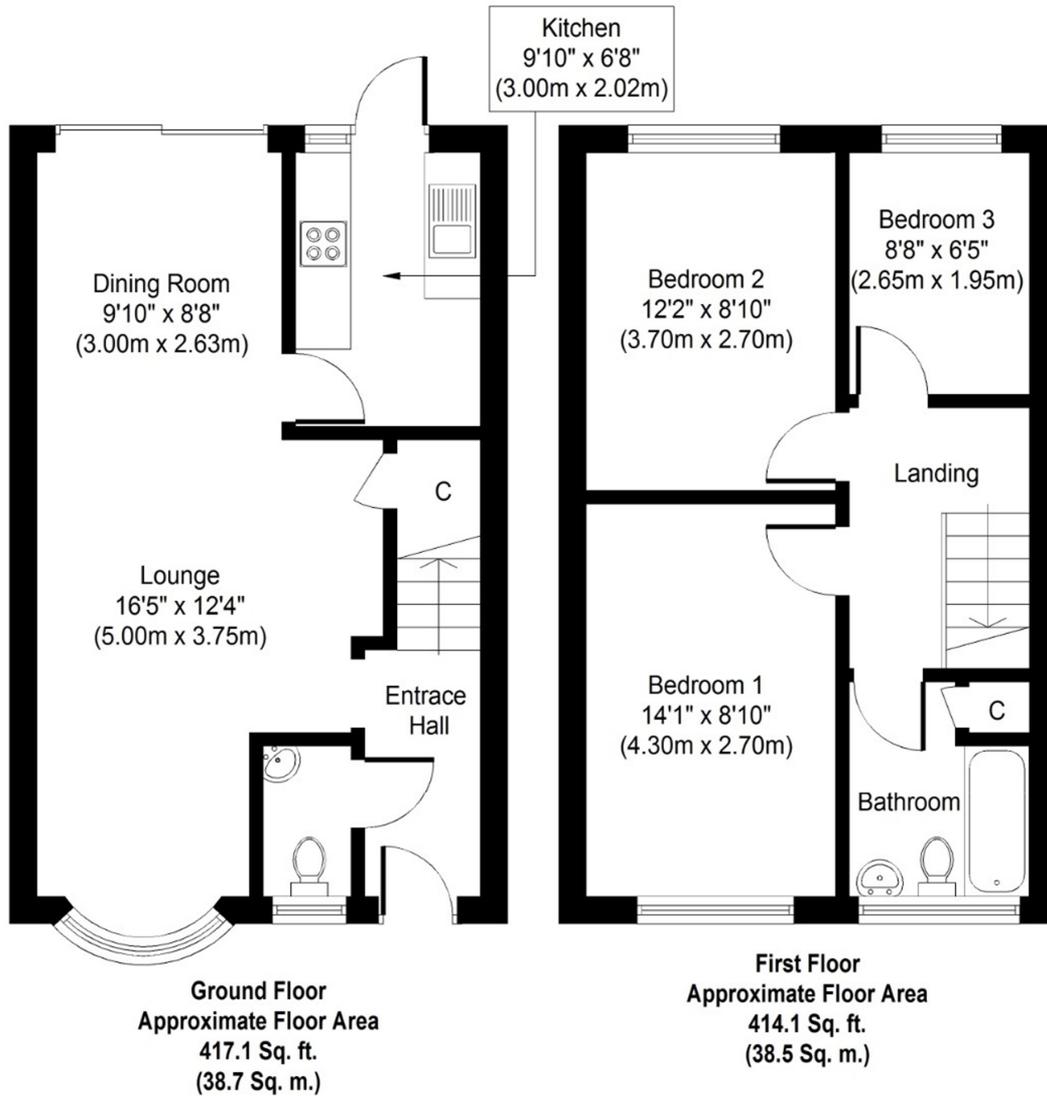
Front Garden

Mainly laid to block paving.

Rear Garden

Patio area nearest to house, mainly laid to lawn.

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. 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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