

FOR SALE

£725,000 Freehold



249a Staines Road, Wraysbury, Staines-upon- Thames, Berkshire. TW19 5AJ

- Entrance Porch
- Spacious Living Room
- Large Dining Room
- Modern Kitchen + Utility Room
- Four Bedrooms
- Two Bathrooms
- Large Garden with Hot Tub
- Garden Outhouse/ Cinema
- Garage/ Home Gym
- Driveway for 4 Cars



PROPERTY DESCRIPTION

A unique opportunity to acquire an extended and detached family home with private driveway and rear outhouse. Offered to the market in fantastic condition and conveniently located just a short distance from Wraysbury High Street and Staines town centre. The property benefits from four fantastic sized bedrooms as well as two bathrooms and garage. Contact our office now for more information.



ROOM DESCRIPTIONS

Entrance

Approached via a front aspect UPVC door, tiled flooring, oak door to hallway with laminate flooring, carpeted stairs to first floor with storage underneath, wall mounted radiator and doorway to garage.

Living Room

3.63m x 4.51m (11' 11" x 14' 10") Front aspect double glazed bay window, built in electric fireplace and TV unit and carpeted flooring.

Dining Room

3.03m x 3.47m (9' 11" x 11' 5") Rear aspect sliding doors to garden, laminate flooring and wall mounted radiator with cover.

Kitchen

6.18m x 2.10m (20' 3" x 6' 11") Rear aspect double glazed windows, a modern range of eye and base level units with integrated drainage sink, two ovens, electric hob, extractor hood, dishwasher and space for American style fridge/ freezer.

Utility Room

3.24m x 3.05m (10' 8" x 10' 0") Rear aspect double glazed windows and side door to garden. Integrated combi boiler, drainage sink and space for washing machine and dryer. Oak door to;

Downstairs WC

Side aspect double glazed window with frosted glass, low level WC and wash basin vanity.

First Floor Landing

Loft hatch, carpeted flooring and oak doors to all rooms.

Principle Bedroom

3.63m x 3.96m (11' 11" x 13' 0") Front aspect double glazed windows, laminate flooring and wall mounted radiator.

Bedroom Two

3.63m x 3.96m (11' 11" x 13' 0") Rear aspect double glazed windows, laminate flooring and wall mounted radiator.

Bedroom Three

2.83m x 4.13m (9' 3" x 13' 7") Front aspect double glazed windows, laminate flooring and wall mounted radiator.

Bedroom Four

2.45m x 2.08m (8' 0" x 6' 10") Front aspect double glazed windows, wood flooring and wall mounted radiator.

Shower Room

3.59m x 2.48m (11' 9" x 8' 2") Rear aspect double glazed window with frosted glass, walk in rainfall shower with built in shelving, low level WC, dual sink basins, column heated towel rail, extractor fan and tiled flooring/ walls.

Bathroom

Rear aspect double glazed window with frosted glass, large corner jacuzzi bath tub, column heated towel rail and laminate flooring.

Garage/ Gym

2.80m x 5.97m (9' 2" x 19' 7") The front aspect garage door has been blocked to contain the room into a gym with lighting and power. This can be opened up to use as a garage again.

Garden

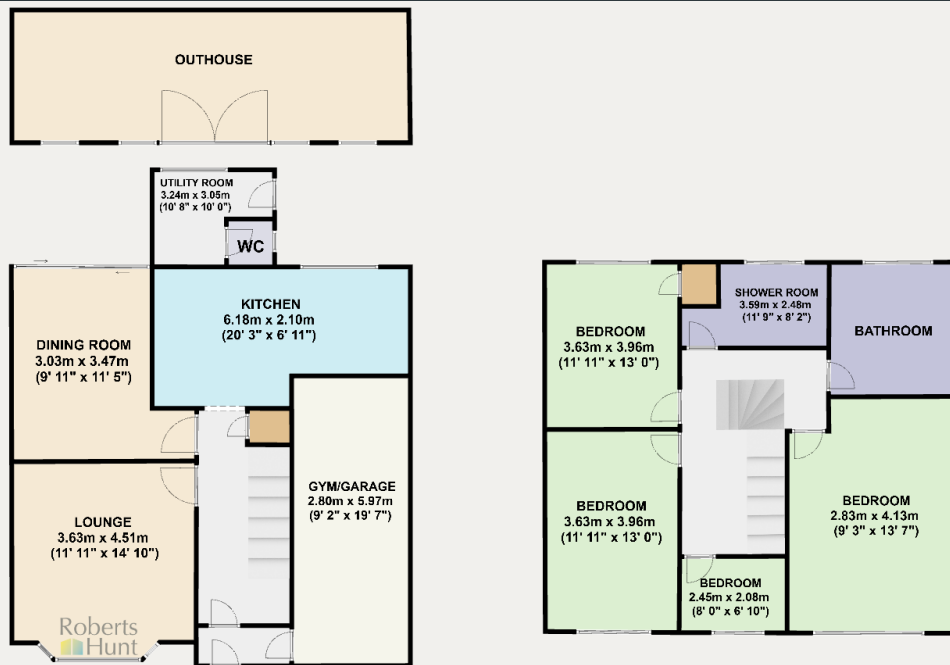
Approximately 60ft in length and mostly laid with artificial grass. Raised patio, sunken firepit and hot tub.

Outhouse/ Cinema

Built in bar, double glazed windows, laminate flooring and ceiling spotlights.



FLOORPLAN



Feltham

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