



GREGORY BROWN
RESIDENTIAL SALES & LETTINGS

O.I.E.O. £725,000 Freehold

UNDER OFFER



236 Worple Road, STAINES- UPON-THAMES, TW18 1HE

WELL PRESENTED & SPACIOUS THREE BEDROOM DETACHED PROPERTY IDEALLY LOCATED FOR TOWN CENTRE, STATION & SCHOOLS. Offering spacious accommodation throughout the property benefits from a spacious lounge, dining room, modern fitted kitchen, downstairs W.C/shower room, three double bedrooms, modern white bathroom suite, large secluded rear garden, driveway and garage. Viewings Highly Recommended!

Gregory Brown

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ROOM DESCRIPTIONS

Entrance Porch

With hardwood front door, light point, door to Garage, partly glazed door to:

Entrance Hall

Light and power points, double radiator, understairs storage cupboard, parquet flooring, built-in storage cupboards, stairs to first floor and doors to:

Lounge

Rear aspect UPVC double glazed window, light and power points, double radiator, single radiator, parquet flooring, TV point, recessed downlighters, rear aspect UPVC double glazed door to Garden.



Dining Room

Light and power points, double radiators, rear and side aspect UPVC double glazed windows and doors to Garden, parquet flooring, built-in storage cupboard.



Downstairs W.C/Shower Room

Front aspect UPVC double glazed window, low level W.C, wash hand basin, heated towel rail, shower unit, partly tiled walls, velux window, tiled floor, recessed downlighters, extractor.



Kitchen

Front aspect UPVC double glazed window, range of modern fitted units at eye and base level, roll edged worktops, Butler sink with mixer tap, space for Range-style cooker and American Fridge/freezer. Tiled floor, partly tiled walls, light tunnel, side aspect door to side access, UPVC double glazed window, space for washing machine and dryer, recessed downlighters, vertical radiator.



First Floor

Landing

Front aspect UPVC double glazed window, light point, cupboard housing hot water tank, built-in storage cupboard, access to loft space and doors to:

ROOM DESCRIPTIONS

Bedroom 1

Side aspect UPVC double glazed window, light and power points, single radiator, range of built-in wardrobes, rear aspect Velux windows.



Bedroom 2

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



Bedroom 3

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



Bathroom

Side aspect UPVC double glazed window, panel enclosed bath with shower over, low level W.C., wash hand basin inset to cabinet, partly tiled walls, heated towel rail, recessed downlighters, tiled floor.



Outside

Front Garden

With block paved driveway for 3 cars, side gate and storage area.

Rear Garden

Raised decking area nearest to property, large artificial lawn with shrub borders and paved areas. Enclosed by wood-panel fencing. Outside light.



Garage

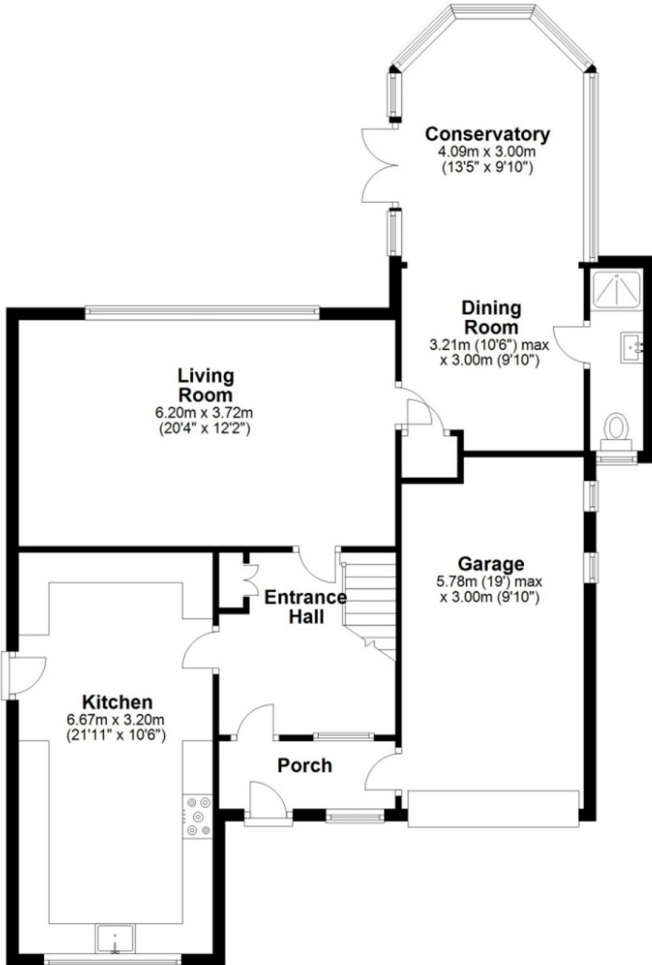
With twin wooden doors, light and power points, side aspect window. Door to Porch.

ROOM DESCRIPTIONS

FLOORPLAN

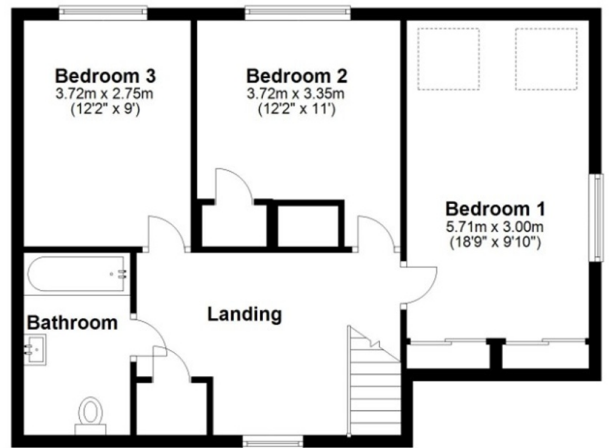
Ground Floor

Approx. 99.3 sq. metres (1069.4 sq. feet)



First Floor

Approx. 60.0 sq. metres (646.2 sq. feet)



Total area: approx. 159.4 sq. metres (1715.6 sq. feet)