



GREGORY BROWN
RESIDENTIAL SALES & LETTINGS

£485,000 Freehold
FOR SALE



57 Garrick Close, Staines- upon-Thames, Surrey, TW18 2PH

STUNNING EXTENDED THREE BEDROOM END-TERRACED PROPERTY SITUATED AT REAR OF MUCH SOUGHT AFTER CLOSE IDEALLY LOCATED FOR LOCAL SHOPS, SCHOOLS & THE RIVER THAMES. The property benefits from a spacious lounge/diner, modern kitchen/breakfast room, downstairs W.C. three well proportioned bedrooms, modern white bathroom suite and large secluded rear garden. Viewings Highly Recommended!

Gregory Brown

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ROOM DESCRIPTIONS

Composite double glazed door leading to:

Entrance Hall

Light point, tiled floor, radiator, stairs to first floor and doors to:

Downstairs W.C.

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

Lounge/Diner

Front and side aspect double glazed windows, two radiators, wood-style laminate flooring, TV point, built-in storage cupboard, understairs storage cupboard.



Kitchen/Breakfast Room

Rear aspect double glazed windows, range of modern fitted units at eye and base level, 1 1/2 bowl sink drainer unit, built-in oven and hob with extractor over, space for washing machine and fridge/freezer. Integrated dishwasher, partly tiled walls and floor, radiator, side aspect double glazed door to Garden.



First Floor

Landing

Light point, access to loft space, doors to:

Bedroom 1

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



ROOM DESCRIPTIONS

Bedroom 2

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



Bedroom 3

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

Bathroom

Front aspect double glazed window, panel enclosed shower bath, low level W.C, wash hand basin inset to cabinet, heated towel rail, recessed downlighters, partly tiled walls and floor, cupboard housing boiler.



Outside

Front Garden

With pathway leading to front door, mainly laid to lawn.

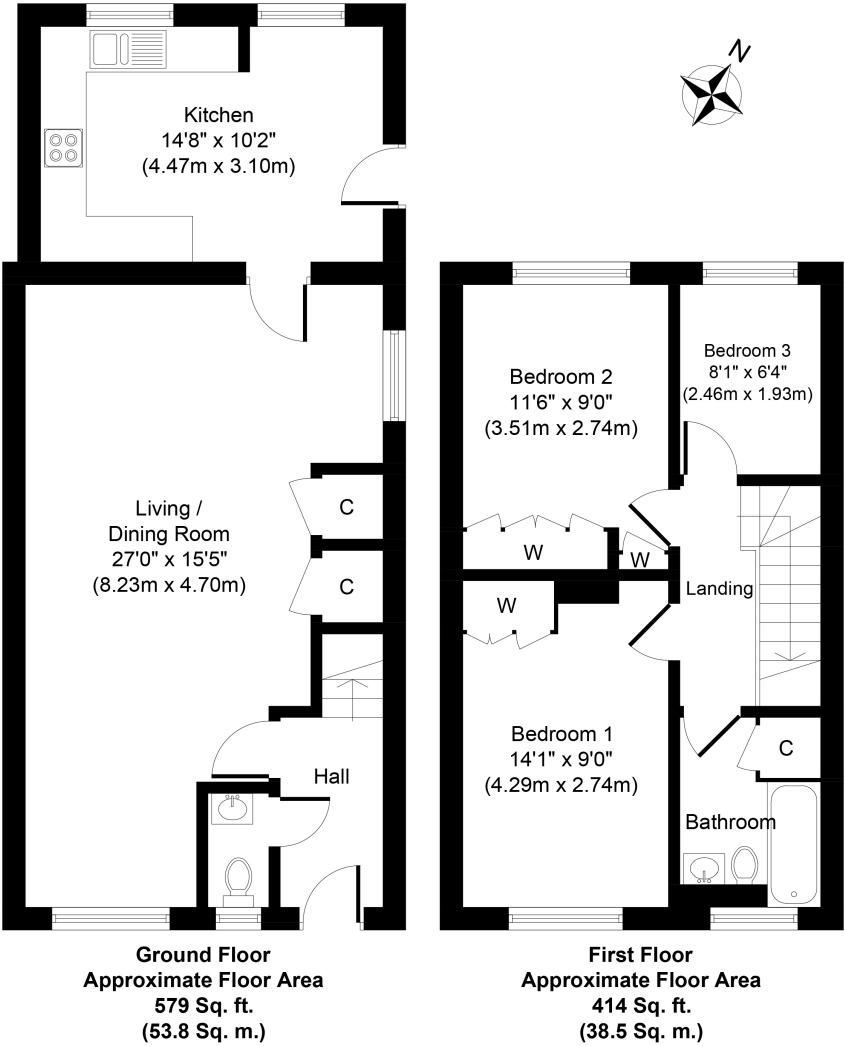


Rear Garden

Mainly laid to lawn with paved area, gated side access and built-in storage.



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. 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.