



**GREGORY BROWN**  
RESIDENTIAL SALES & LETTINGS

£320,000 Leasehold  
**FOR SALE**



## **93b Avondale Avenue, STAINES-UPON-THAMES.**

### **TW18 2NE**

STUNNING TWO BEDROOM MAISONETTE IN MUCH SOUGHT AFTER ROAD IDEALLY LOCATED FOR TOWN CENTRE, MAINLINE TRAIN STATION & THE RIVER THAMES. The property benefits from a spacious lounge/diner, separate modern fitted kitchen, two double bedrooms, luxury white bathroom suite and garage. Viewings Highly Recommended!

**Gregory Brown**

127a, High Street, Staines-upon-Thames, TW18 4PD

01784 451458

staines@gregory-brown.co.uk

## ROOM DESCRIPTIONS

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**Double glazed door leading to:**

### **Entrance Hall**

Front aspect UPVC double glazed window, single radiator, light point, stairs to first floor.

### **First Floor**

#### **Landing**

Light and power points, access to loft space and doors to:

#### **Lounge**

Front aspect UPVC double glazed window, light and power points, double radiator, TV point, recessed downlighters, built-in storage cupboard.



### **Kitchen**

Side aspect UPVC double glazed window, range of modern fitted units at eye and base level, sink drainer unit, built-in oven and hob, integrated dishwasher, space for washing machine and fridge/freezer. Cupboard housing boiler, partly tiled walls.



### **Bedroom 1**

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



### **Bedroom 2**

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



## ROOM DESCRIPTIONS

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### **Bathroom**

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



### **Outside**

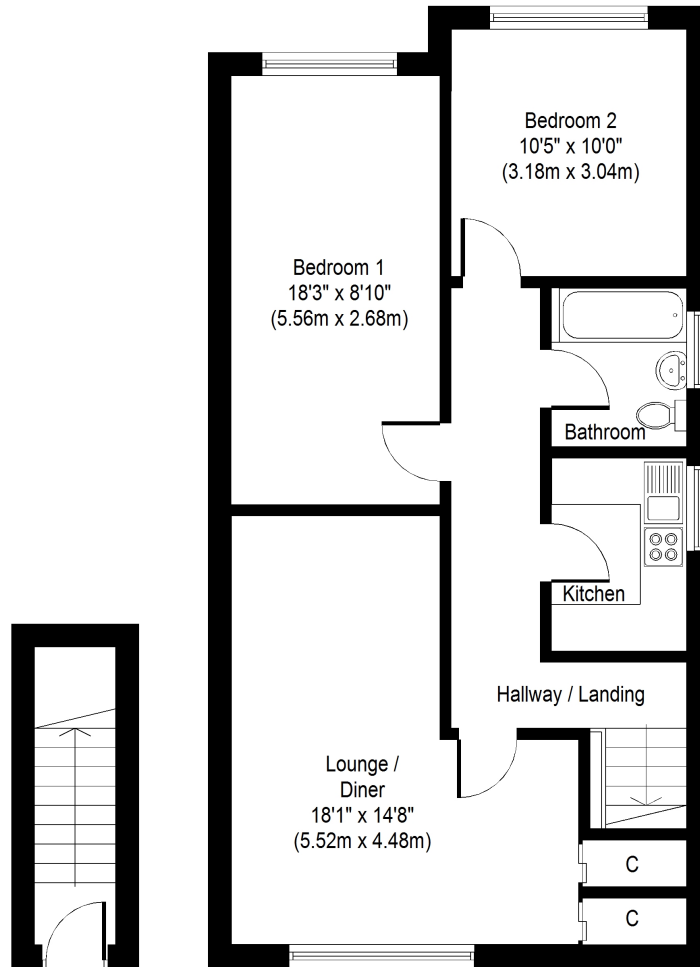
#### **Front Garden**

Mainly laid to lawn with shrub borders.

#### **Garage**

Situated in block to rear with metal up and over door.

# FLOORPLAN



**Entrance Floor**  
**Approximate Floor Area**  
43 Sq. ft.  
(4.0 Sq. m.)

**Ground Floor**  
**Approximate Floor Area**  
736 Sq. ft.  
(68.4 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. 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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