



## **70 Edgell Road, Staines-upon-Thames, Surrey, TW18 2ES**

WELL PRESENTED AND SPACIOUS LINK-DETACHED CHARACTER PROPERTY WITH OFF-STREET PARKING & GARAGE, OFFERING GREAT SCOPE FOR EXTENSION (S.T.R.P.P.), SITUATED ALONG MUCH SOUGHT AFTER ROAD WITHIN MOMENTS OF TOWN CENTRE & MAINLINE TRAIN STATION. The property benefits from a spacious lounge/diner, modern fitted kitchen, two well-proportioned bedrooms, modern white first floor bathroom, large secluded rear garden, garage and off-street parking. No Onward Chain. Viewings Highly Recommended!

### Covered Porch

With partly glazed front door leading to:

### Entrance Hall

Light point, radiator, stairs to first floor.

### Lounge/Diner

Front aspect double glazed Bay window, light and power points, two radiators, engineered flooring, rear aspect UPVC double glazed window.



### Kitchen

Side aspect double glazed window and door to garden, range of modern fitted units at eye and base level, 1 1/2 bowl sink drainer unit, built-in oven and hob, space for washing machine, Bosch washer/dryer, integrated slim-line dishwasher and Miele fridge/freezer. Wall mounted combination boiler, tiled floor with underfloor heating, rear aspect double glazed French doors to Garden, understairs storage cupboard.



## First Floor

### Landing

Side aspect UPVC double glazed window, light and power points.

## ROOM DESCRIPTIONS

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### Bedroom 1

Front aspect double glazed window, light and power points, radiator, range of built-in wardrobes, engineered flooring, access to loft space.



### Bedroom 2

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



### Bathroom

Rear aspect UPVC double glazed window, low level W.C, wash hand basin inset to cabinet, bath, radiator, built-in storage cupboard.



### Outside

#### Front Garden

With pathway to front door, gated side access to rear.

#### Rear Garden

Decking and paving area nearest to house, large landscaped garden with shrub borders, pathway to Garage & shed, enclosed by wood-panel fencing.



#### Garage

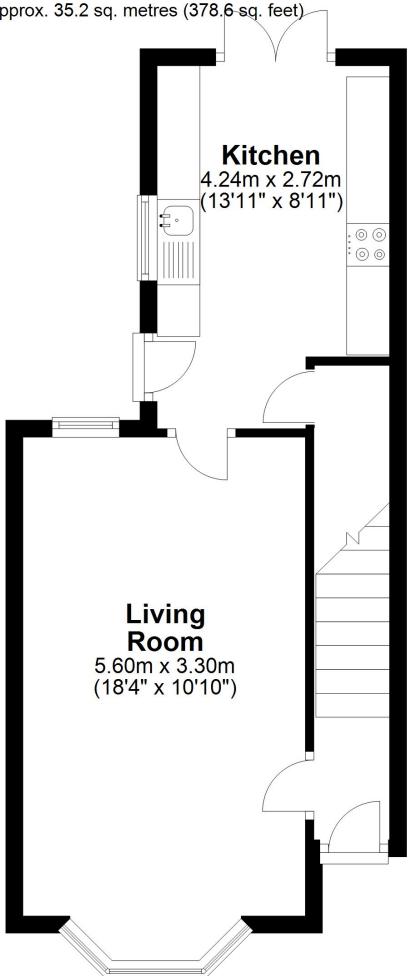
With metal up and over door, light point, door to Garden, off-street parking to front.



## FLOORPLAN

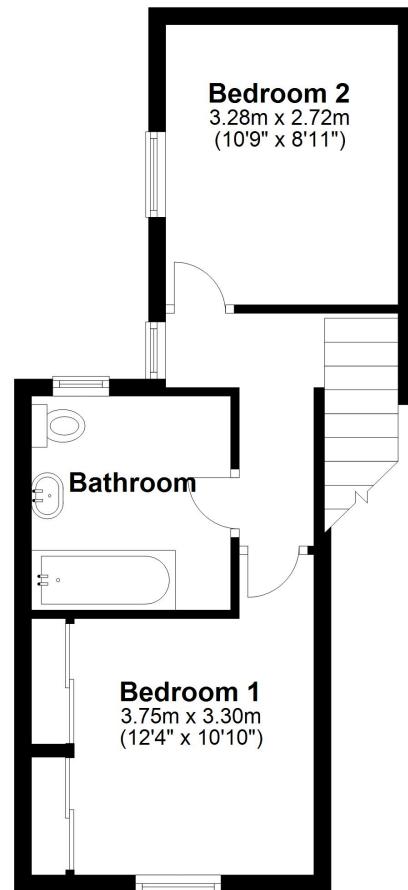
### Ground Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



### First Floor

Approx. 30.2 sq. metres (324.9 sq. feet)



Total area: approx. 65.4 sq. metres (703.5 sq. feet)

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