



76 Garrick Close, STAINES- UPON-THAMES. TW18 2PH

SPACIOUS THREE BEDROOM PROPERTY IN SOUGHT AFTER CUL-DE-SAC IDEALLY LOCATED FOR TOWN CENTRE, MAINLINE TRAIN STATION & THE RIVER THAMES. The property is in need of updating but currently benefits from a spacious lounge/diner, separate fitted kitchen, downstairs W.C, three well proportioned bedrooms, bathroom, secluded rear garden and garage. No Onward Chain. Viewings Highly Recommended.

ROOM DESCRIPTIONS

Covered Porch

With UPVC double glazed door leading to:

Entrance Hall

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

Downstairs W.C.

Front aspect UPVC double glazed window, low level W.C, wash hand basin, light point.

Lounge/Diner

Front aspect UPVC double glazed window, light and power points, two single radiators, TV point, rear aspect UPVC double glazed French doors to garden, understairs storage housing meters.



Kitchen

Rear aspect UPVC double glazed window, range of fitted units at eye and base level, sink drainer unit, built-in oven and hob, space for fridge/freezer and washing machine. Wall mounted boiler, rear aspect UPVC double glazed door to Garden.



First Floor

Landing

Light point, access to loft space and doors to:

Bedroom 1

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



Bedroom 2

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

Bedroom 3

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

Bathroom

Front aspect UPVC double glazed window, low level W.C, wash hand basin, panel enclosed bath with shower over, heated towel rail, partly tiled walls, built-in storage cupboard.

Outside

Front Garden

Mainly laid to lawn with pathway to front door.

Rear Garden

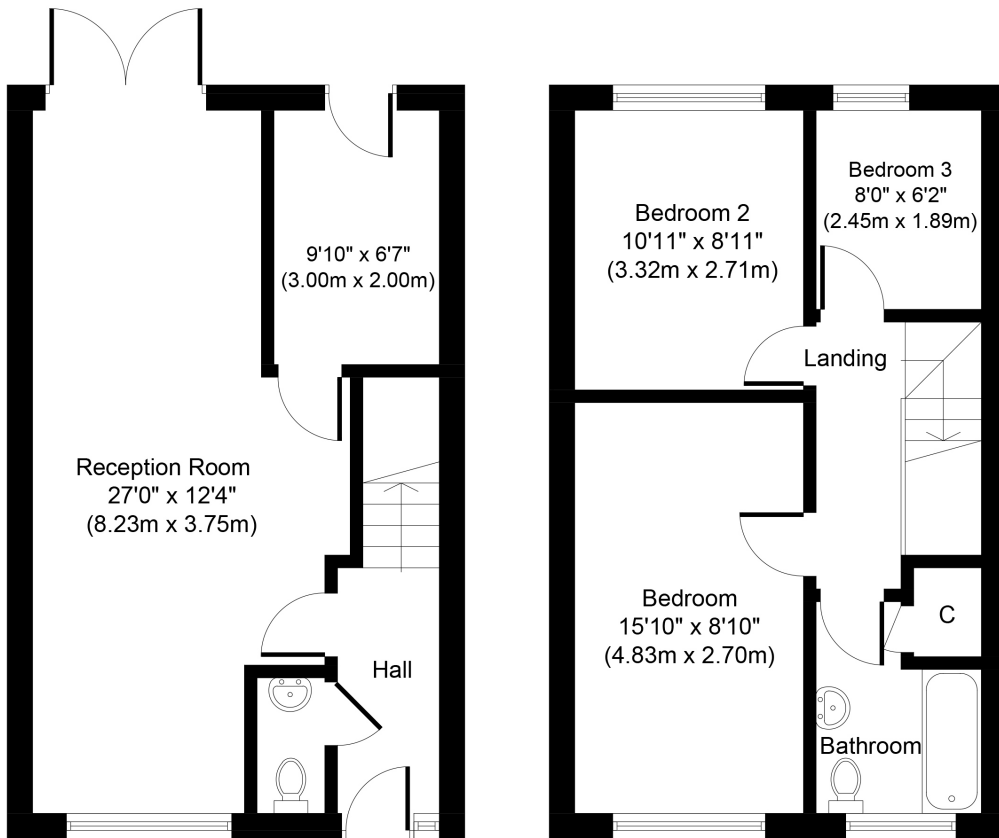
Paved patio area nearest to house, mainly laid to lawn.



Garage

Situated in block with metal up and over door.

FLOORPLAN



Ground Floor
Approximate Floor Area
428 Sq. ft.
(39.8 Sq. m.)

First Floor
Approximate Floor Area
428 Sq. ft.
(39.8 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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