



19 New Road, Staines-upon-Thames, Surrey, TW18 3DH

WELL PRESENTED AND SPACIOUS TWO BEDROOM, TWO BATHROOM SEMI-DETACHED CHARACTER PROPERTY SITUATED ALONG THIS SOUGHT AFTER NO-THROUGH ROAD IDEALLY LOCATED FOR EASY ACCESS TO BOTH STAINES & EGHAM TOWN CENTRES, LOCAL MOTORWAY NETWORKS & THE RIVER THAMES. The property benefits from a spacious lounge, separate dining room, modern fitted kitchen, two double bedrooms (en-suite to Bed 1), further four-piece white bathroom suite and a large secluded rear garden. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Partly glazed hardwood door leading to:

Entrance Hall

Light point, stairs to first floor and doors to:

Lounge

Front aspect UPVC double glazed window, light and power point, radiator, wood-style flooring, TV point, cupboard housing meters and fuseboard.



Dining Room

Rear aspect UPVC double glazed window, light and power points, radiator, TV point, wood-style flooring, built-in storage.



Kitchen

Side aspect UPVC double glazed window, range of fitted units at eye and base level, sink drainer unit, built-in oven and hob with extractor over, space for fridge/freezer, dishwasher & washing machine. Wall mounted boiler, wood-style flooring, partly glazed door to Garden.



Bathroom

Rear and side aspect UPVC double glazed windows, panel enclosed bath, low level W.C, wash hand basin, built-in shower, partly tiled walls, light and extractor, wood-style flooring, Vertical radiator.



First Floor

Bedroom 1

Front aspect UPVC double glazed window, light and power points, radiator, cast-iron fireplace, TV point, wood-style flooring.

En-suite Shower Room

Low level W.C, wash hand basin, built-in shower, light and extractor.

ROOM DESCRIPTIONS

Bedroom 2

Rear aspect UPVC double glazed window, light and power points, radiator, TV point, cast-iron fireplace.



Rear Garden

Gravel area nearest to property, mainly laid to lawn with shrub borders, pathway leading to wood-chip area to rear with hardstanding for Timber shed. Enclosed by wood panel fencing, gated side access to front.



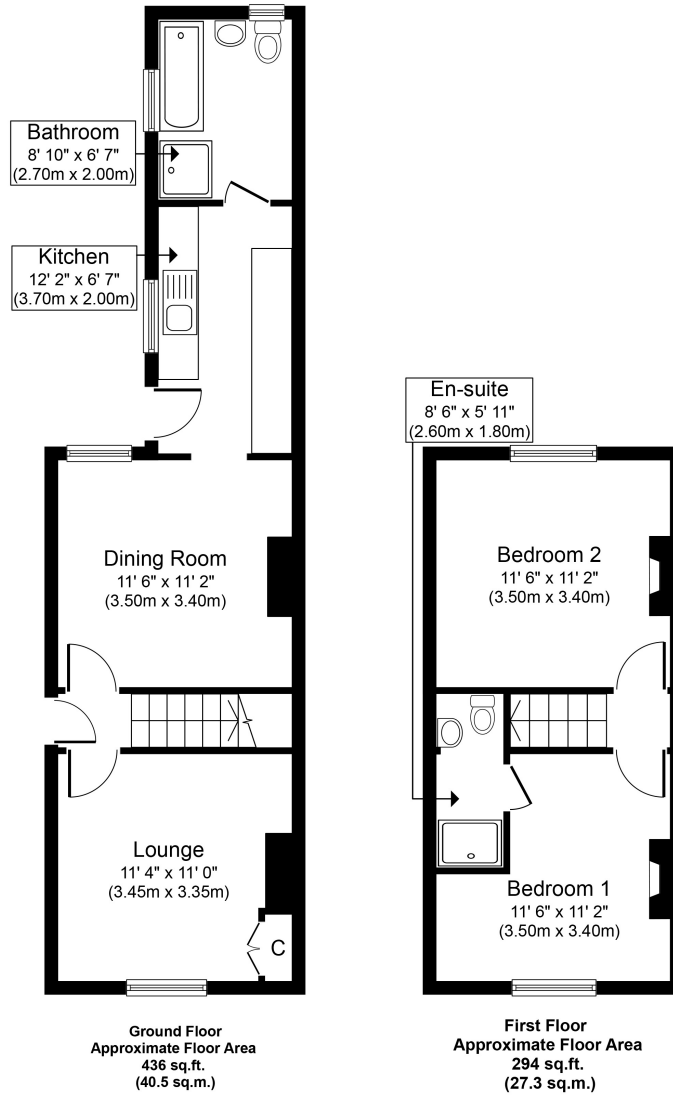
Outside

Front Garden

With gravel path leading to front door.



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.
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