



**70a Avondale Avenue, Staines-upon-Thames, Surrey. TW18 2NQ.**  
2 Bedroom Maisonette - £285,000 Leasehold

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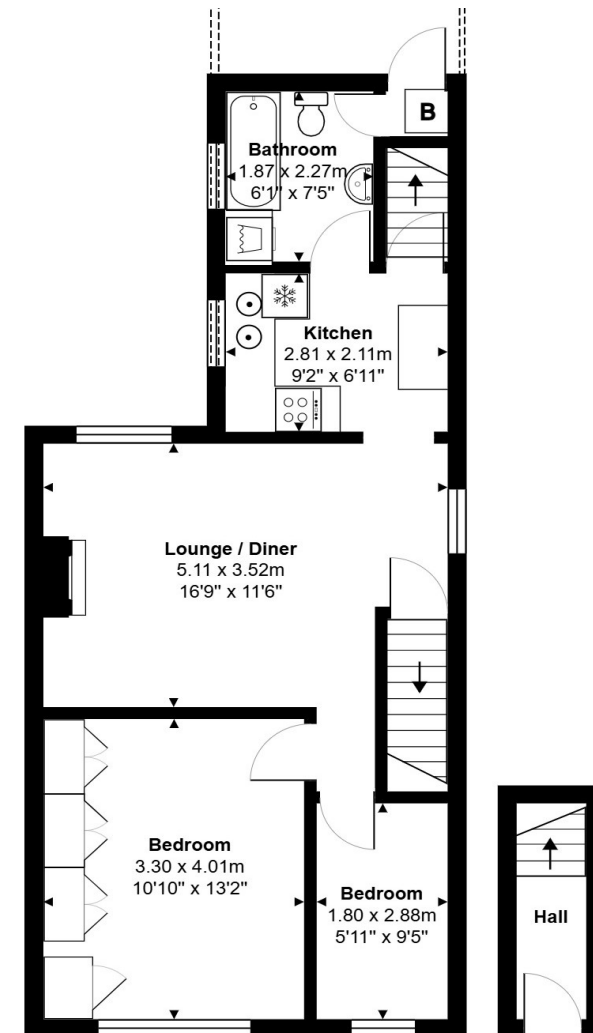
01784 451458

## 2 Bedroom Maisonette - £285,000 Leasehold

VERY WELL PRESENTED & SPACIOUS TWO BEDROOM GARDEN MAISONETTE SITUATED ALONG THIS MUCH SOUGHT AFTER TREE-LINED ROAD IDEALLY LOCATED FOR EASY ACCESS TO STAINES TOWN CENTRE, MAINLINE TRAIN STATION & THE RIVER THAMES. The property benefits from a spacious lounge/diner, separate modern fitted kitchen, two well-proportioned bedrooms, modern white bathroom suite, private rear garden, garage and a long lease. No Onward Chain. Viewings Highly Recommended!

### Key Features

WELL PRESENTED THROUGHOUT  
MUCH SOUGHT AFTER TREE-LINED ROAD  
EASY ACCESS TO STAINES TOWN CENTRE & MAINLINE TRAIN STATION  
CLOSE TO RIVER THAMES  
PRIVATE GARDEN & GARAGE



First Floor

Entrance

Total Area: 55.0 m<sup>2</sup> ... 592 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

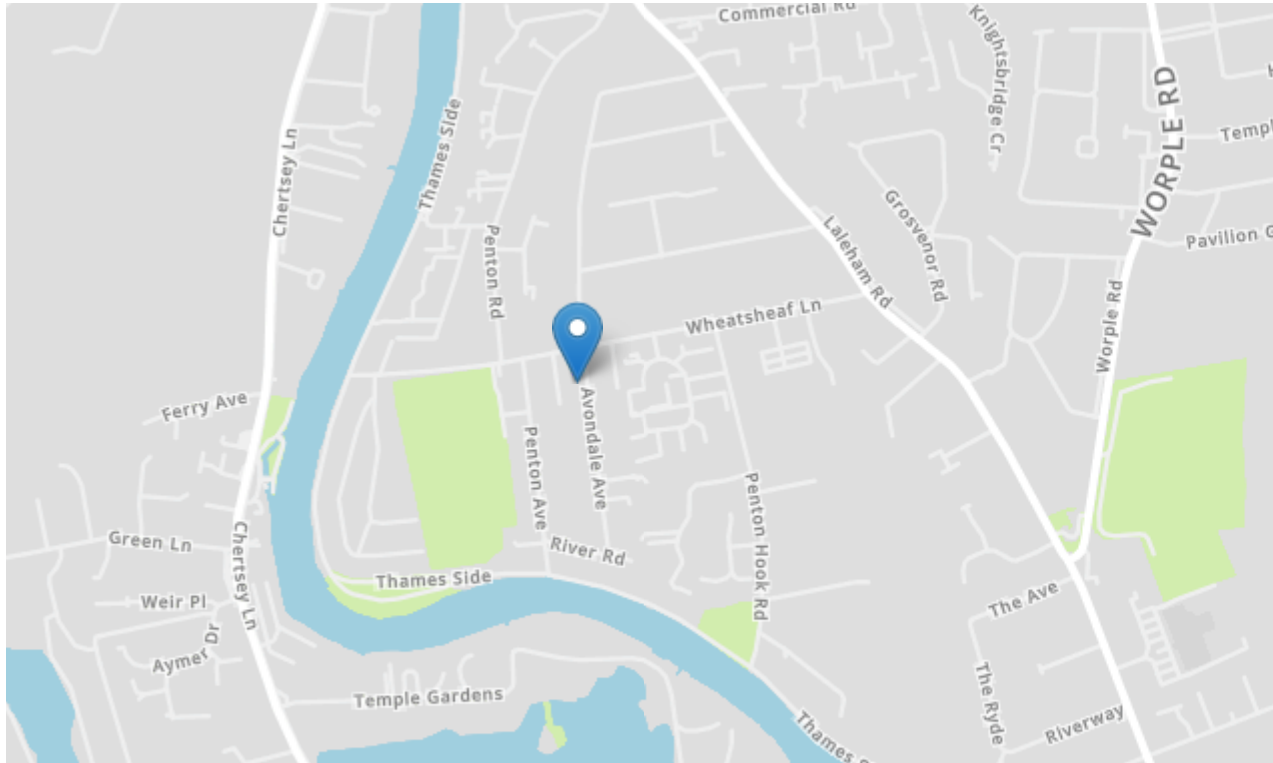


**GREGORY BROWN**  
RESIDENTIAL SALES & LETTINGS



# 70a Avondale Avenue, Staines-upon-Thames, Surrey. TW18 2NQ.

[gregory-brown.co.uk](http://gregory-brown.co.uk)



Tenure	<b>Leasehold</b>
Lease Term	<b>170 Years</b>
Ground Rent	
Service Charge	
Local Authority	<b>Spelthorne</b>
Council Tax	<b>per year (Band C)</b>

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rents (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Gregory Brown.

