



## **Salem Cottage, Vicarage Lane, Staines-upon-Thames, Surrey, TW18 1UE**

OFFERING GREAT SCOPE FOR IMPROVEMENT & EXTENSION (S.T.R.P.P), THIS CHARMING PROPERTY IS IDEALLY LOCATED ALONG THIS MUCH SOUGHT AFTER RIVERSIDE LANE IN THE HEART OF LALEHAM VILLAGE CONVENIENTLY POSITIONED FOR SHEPPERTON, STAINES-UPON-THAMES & ASHFORD TOWN CENTRES. The property benefits from a spacious lounge, fitted kitchen/diner, downstairs W.C, large conservatory, utility room, three well-proportioned bedrooms, first floor bathroom, large secluded rear garden and off-street parking. No Onward Chain. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Entrance Porch

With hardwood front door.

### Entrance Hall

Light and power points, stairs to first floor and doors to:

### Downstairs W.C.

Low level W.C, wash hand basin, wall mounted boiler, light point.

### Lounge

Front aspect Bay window, light and power points, 2 radiators, electric fireplace, side aspect window.



### Kitchen/Diner

Rear aspect windows, range of fitted units at eye and base level, double-bowl sink unit, built-in oven and hob, space for low level fridge & freezer, radiator.



### Conservatory

Rear and side aspect double glazed windows and French doors to Garden, light and power points, radiator.



### Utility Room

Light and power points, built-in storage cupboard, space for washing machine.

## ROOM DESCRIPTIONS

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### First Floor

#### Landing

Light point, access to loft space and doors to:

#### Bedroom 1

Front aspect Bay window, light and power points, two radiators, range of built-in wardrobes.



#### Bedroom 2

Rear aspect window, light and power points, radiator.

#### Bedroom 3

Rear aspect window, light and power points, radiator, cupboard housing hot water tank.

#### Shower Room

Side aspect window, low level W.C, wash hand basin, walk-in shower heated towel rail, single radiator, tiled walls, light point.

### Outside

#### Front Garden

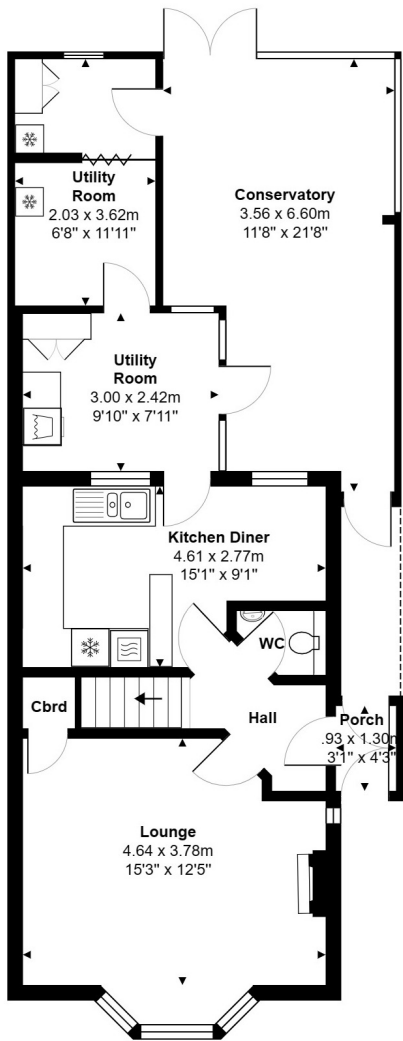
Off-street parking, pathway to front door.

### Rear Garden

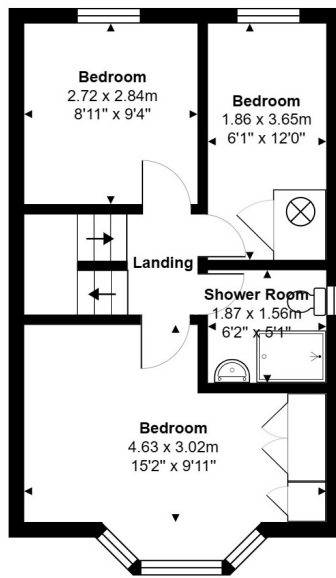
Paved patio nearest to house, raised flower beds, pathway leading to rear and Greenhouse.



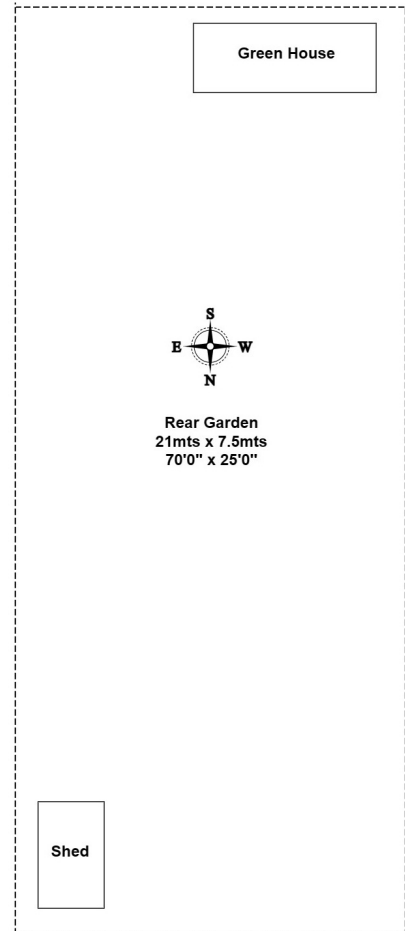
# FLOORPLAN



Ground Floor



First Floor



Garden

Total Area: 112.3 m<sup>2</sup> ... 1209 ft<sup>2</sup>

All measurements are approximate and for display purposes only.