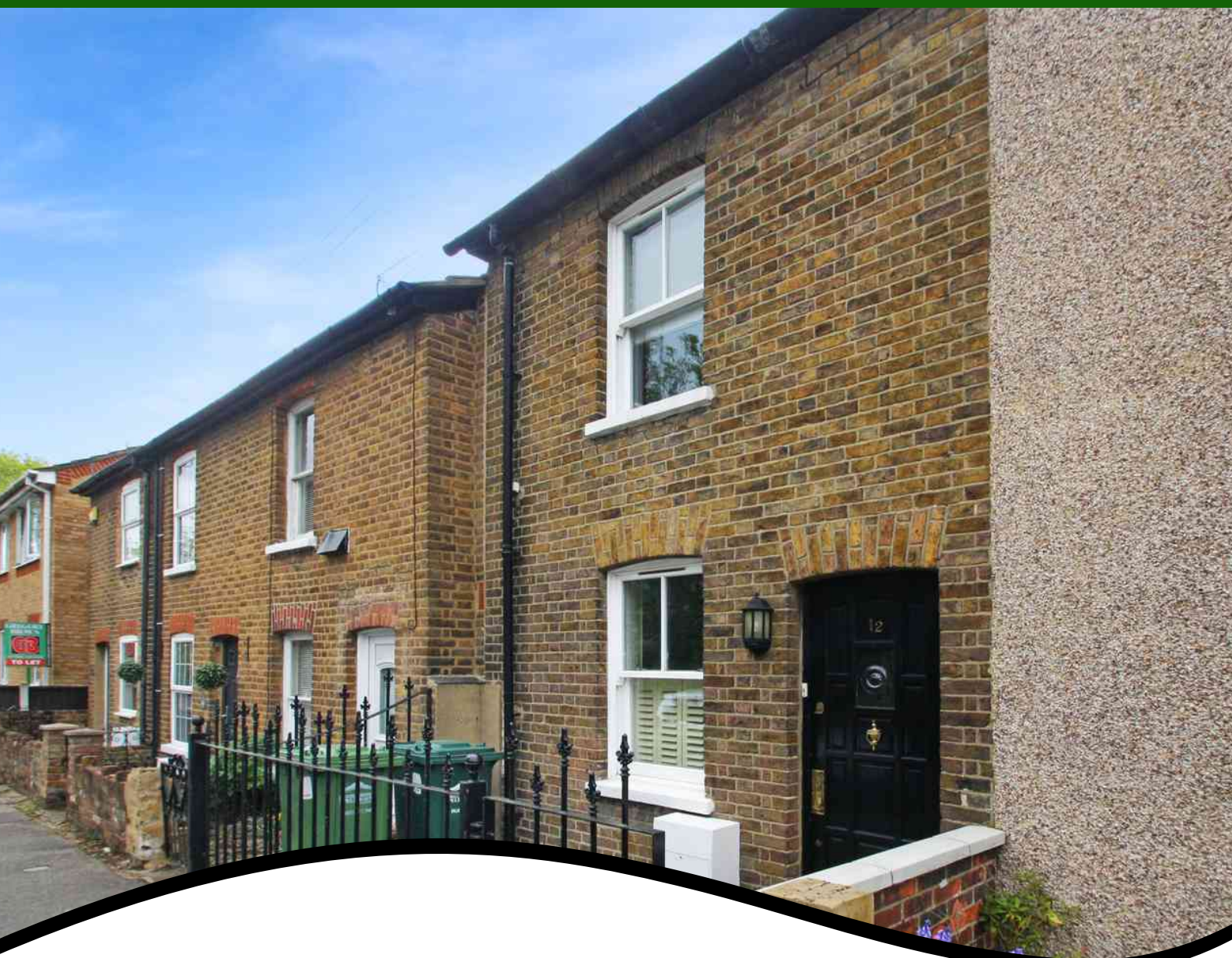




GREGORY BROWN
RESIDENTIAL SALES & LETTINGS

O.I.E.O £399,950
FOR SALE



12 Langley Road Surrey, STAINES-UPON-THAMES. TW18 2EH

STUNNING TWO BEDROOM CHARACTER COTTAGE IDEALLY LOCATED WITHIN MOMENTS OF TOWN CENTRE & MAINLINE TRAIN STATION. The property benefits from a spacious lounge/diner open to luxury fitted kitchen, two double bedrooms, modern white bathroom suite and secluded rear garden. Viewings Highly Recommended!

Gregory Brown

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ROOM DESCRIPTIONS

Hardwood front door leading to:

Entrance Lobby

Downlighters, squared archway to:

Lounge/Diner

Front aspect double glazed Sash window, recessed downlighters, wooden flooring, radiator, two large understairs storage cupboards, stairs to first floor. Open to:



Kitchen/Breakfast Room

Rear aspect UPVC double glazed French doors to Garden, twin skylight windows, range of modern fitted units at eye and base level, 1 1/2 bowl ceramic sink unit, wooden worktops, space for Range-style cooker with extractor over, washing machine and fridge/freezer. Integrated dishwasher, downlighters, power points, wooden flooring.



Bathroom

Rear aspect UPVC double glazed window, three piece white bathroom suite comprising panel enclosed shower bath, wall mounted wash hand basin and low level W.C. Partly tiled walls, tiled floor, heated towel rail.



ROOM DESCRIPTIONS

First Floor

Landing

Light point, access to loft space and doors to:

Bedroom 1

Front aspect double glazed window, light point, built-in wardrobes, radiator, stripped wooden floorboards.



Bedroom 2

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



Outside

Front Garden

Enclosed by brick wall, with pathway to front door.

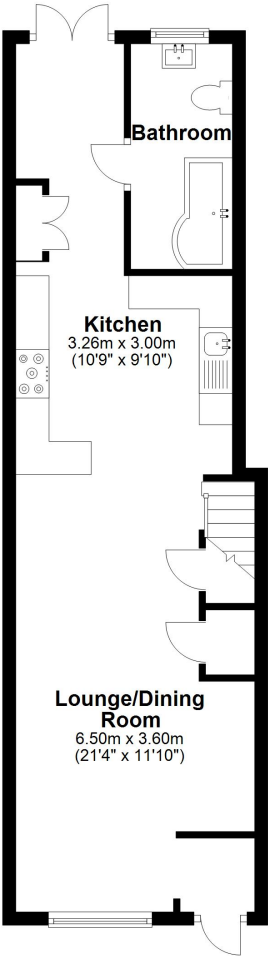
Rear Garden

Paved patio area nearest to house, raised artificial lawn area, enclosed by wood-panel fencing.

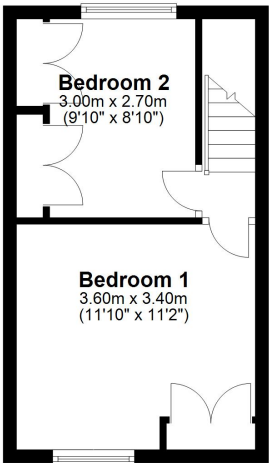


FLOORPLAN

Ground Floor
Approx. 44.9 sq. metres (483.8 sq. feet)



First Floor
Approx. 23.4 sq. metres (251.9 sq. feet)



Total area: approx. 68.3 sq. metres (735.6 sq. feet)