

GREGORY  
BROWN  
**GB**  
01784 255633  
**FOR SALE**

WWW.GREGORY-BROWN.CO.UK





**30 Shaftesbury Crescent, Staines-upon-Thames, Surrey TW18 1QW**  
**£475,000 - Freehold**



## PROPERTY DESCRIPTION

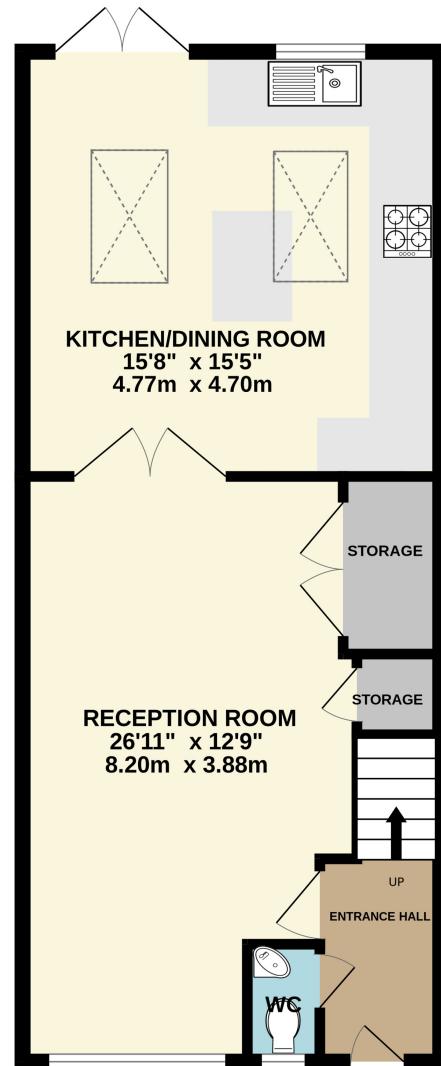
Offered with no onward chain, this well-presented three-bedroom mid-terrace home is located in a popular residential area. The ground floor includes an entrance hall with a downstairs WC, a spacious 26ft reception room, and to the rear a large open-plan kitchen and dining room with central island opening onto the garden. Upstairs, there are three bedrooms and a family bathroom. Outside, the property benefits from a private rear garden and a garage in a block.

## POINTS OF INTEREST

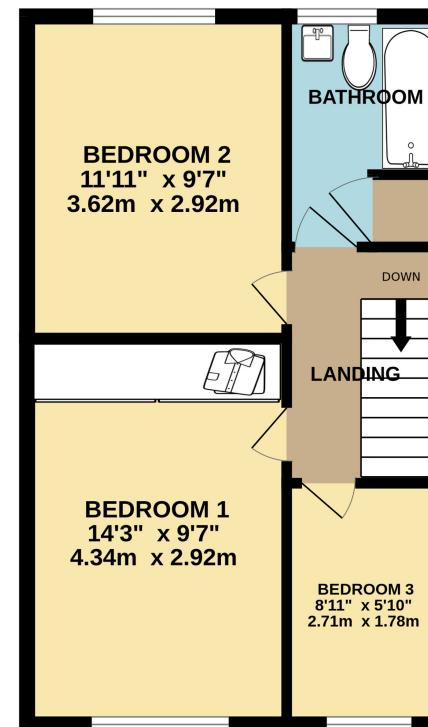
- NO ONWARD CHAIN
- THREE BEDROOM MID TERRACED
- GARAGE IN BLOCK
- EXTENDED KITCHEN
- 26' RECEPTION ROOM
- DOWNSTAIRS WC



GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			