





**41 Cranford Avenue, Staines-upon-Thames, Surrey TW19 7AH**  
**£430,000 - Freehold**



## PROPERTY DESCRIPTION

Offered to the market in excellent condition is this two bedroom end of terrace family home. The house benefits from an open-plan ground floor which provides a well kept kitchen/dining area and large reception room. There are patio doors out on to a low-maintenance and well-kept 70' enclosed rear garden with a brick storage shed and rear access. To the first floor are two good size bedrooms and a modern family bathroom. The property is offered with no onward chain and viewings are highly recommended.

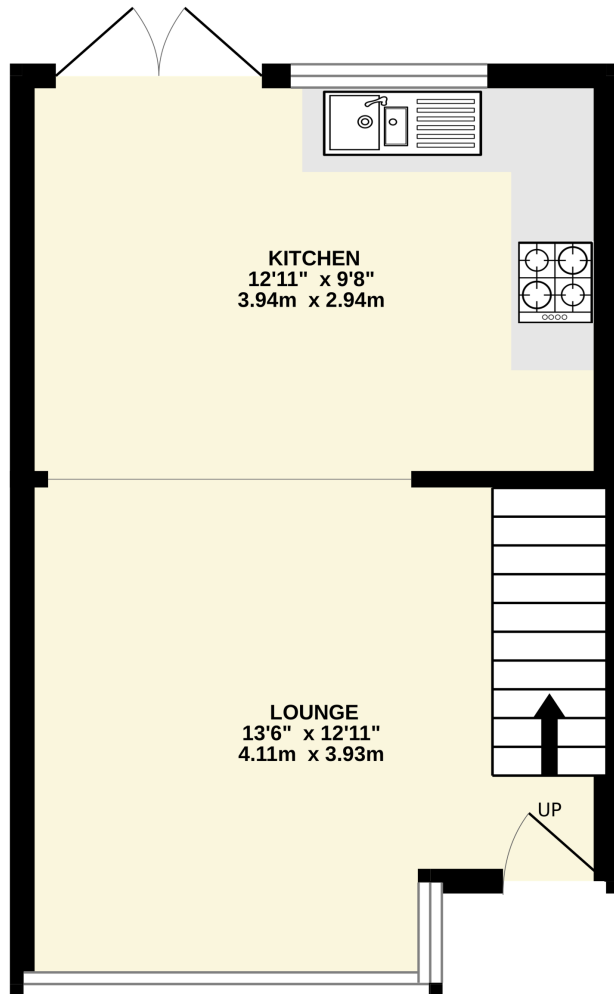
## POINTS OF INTEREST

- TWO BEDROOMS
- SCOPE FOR EXTENSION S.T.P.P.
- OPEN PLAN KITCHEN
- OFF ROAD PARKING
- 70' ENCLOSED REAR GARDEN
- WELL MAINTAINED PROPERTY

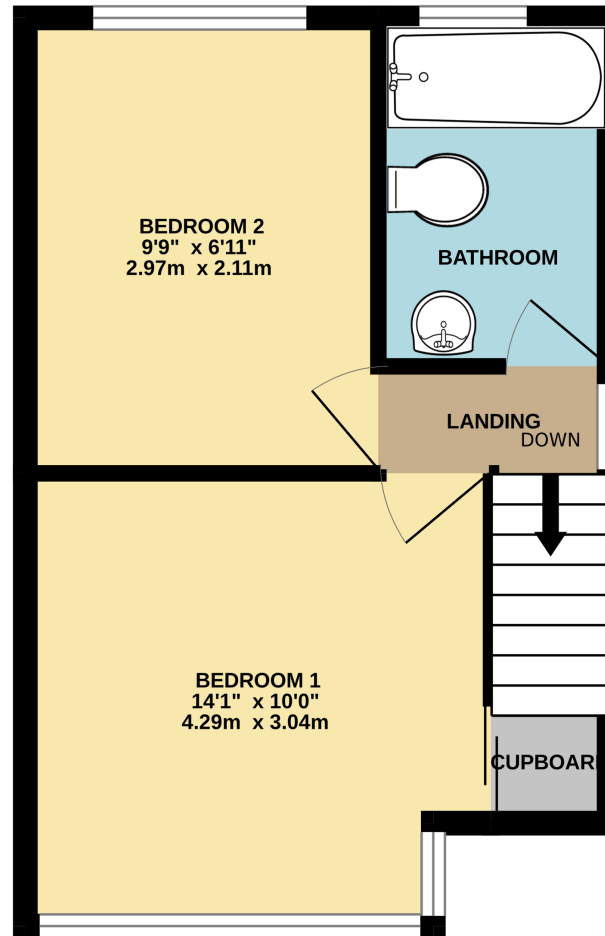




GROUND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC