



**GREGORY BROWN**  
RESIDENTIAL SALES & LETTINGS

£400,000 Freehold  
**FOR SALE**



## **22 New Road, Staines-upon-Thames, Surrey, TW18 3DH**

STUNNING TWO DOUBLE BEDROOM CHARACTER COTTAGE LOCATED ALONG MUCH SOUGHT AFTER NO-THROUGH ROAD IDEALLY POSITIONED FOR EASY ACCESS TO STAINES TOWN CENTRE & LOCAL MOTORWAY NETWORKS. The property has been extensively refurbished throughout and benefits from a spacious lounge/diner, luxury fitted kitchen, two double bedrooms, modern white bathroom suite, large secluded rear garden and Summerhouse with light and power. Viewings Highly Recommended!

**Gregory Brown**

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## ROOM DESCRIPTIONS

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**Composite double glazed door leading to:**

### Dining Room

Front aspect UPVC double glazed window, light and power points, Victorian-style radiator, brick-built fireplace, cupboard housing meters, wood-style laminate flooring.



### Kitchen

Velux skylight windows, range of modern fitted units at eye and base level, built-in oven and hob, sink drainer unit, integrated fridge/freezer, washing machine and dishwasher, recessed downlighters, tiled floor with underfloor heating, partly tiled walls.



### Lounge

Rear aspect UPVC double glazed door to Garden, light and power points, TV point, Victorian-style radiator, stairs to first floor, wood-style laminate flooring.



### Bathroom

Velux skylight windows, panel enclosed bath with shower over, low level W.C, pedestal wash hand basin, partly tiled walls, heated towel rail, tiled floor with underfloor heating, recessed downlighters.



### First Floor

#### Landing

Light point, doors to:



## ROOM DESCRIPTIONS

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### Bedroom 1

Front aspect UPVC double glazed window, light and power points, Victorian-style radiator.



### Bedroom 2

Rear aspect UPVC double glazed window, light and power points, radiator, wood-style laminate flooring.



### Outside

#### Front Garden

With pathway leading to front door.

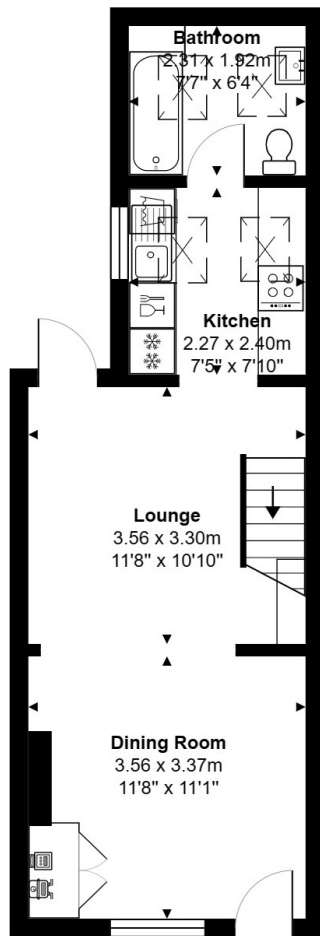
### Rear Garden

Gravel area nearest to property, mainly laid to lawn, enclosed by wood-panel fencing, Timber Summerhouse with light and power, further storage shed.

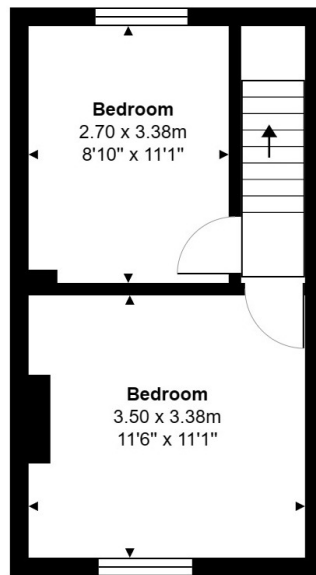




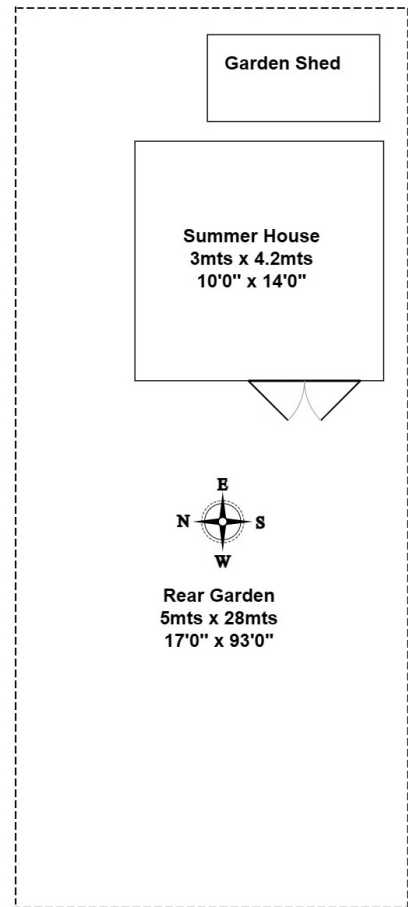
# FLOORPLAN



Ground Floor



First Floor



Garden

Total Area: 59.1 m<sup>2</sup> ... 636 ft<sup>2</sup>

All measurements are approximate and for display purposes only.